

January 10th, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-23-04843

20 East 76th Street – Upper East Side Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 820 9880 8731

Passcode: 256243

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

SURREY HOTEL



EXISTING



PROPOSED RENDERING

- 1. STREET FACADE:**
 - PROPOSED WINDOW REPLACEMENT
 - PROPOSED GROUND FLOOR MODIFICATIONS
 - PROPOSED 14TH AND 16TH FLOOR WINDOW AND TERRACE MODIFICATIONS
- 2. PROPOSED ROOFTOP MECHANICAL UNITS AND ELEVATOR BULKHEAD EXTENSION**
- 3. WEST LOT LINE WALL:**
 - STAFF APPROVED WINDOW REPLACEMENT
 - PROPOSED WINDOW RELOCATION



PICCADILLY ESTATE RESTORATION & REDEVELOPMENT



22 GROSVENOR SQUARE HOTEL REDEVELOPMENT

BURLINGTON ARCADE RETAIL HOLDING

LONDON HISTORIC PROPERTY REDEVELOPMENT BY OWNER



CORINTHIA HOTELS BRUSSELS



CORINTHIA HOTELS BUDAPEST

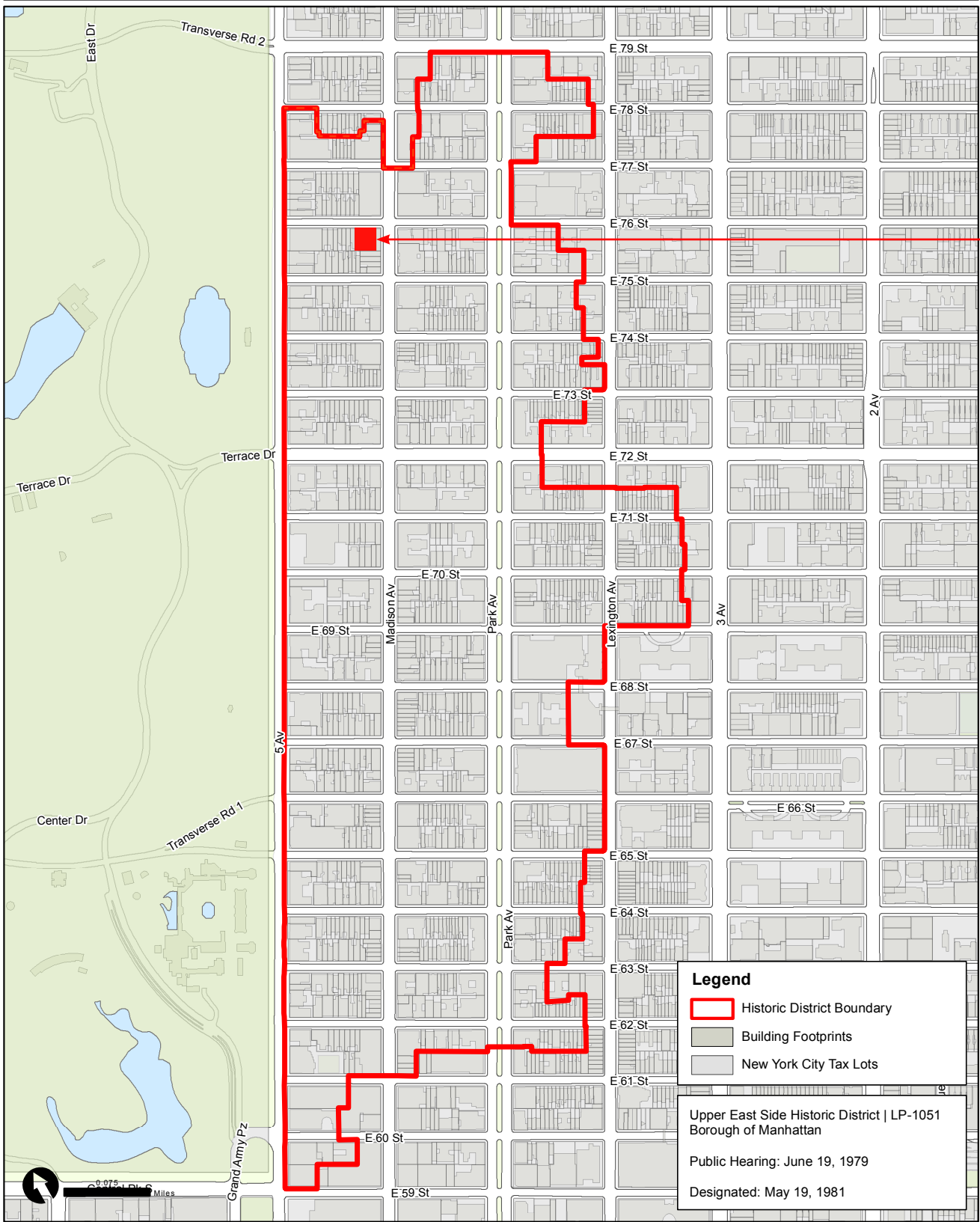


CORINTHIA HOTELS BUCHAREST



CORINTHIA HOTELS LONDON

HISTORIC PROPERTY REDEVELOPMENT BY HOTEL TEAM



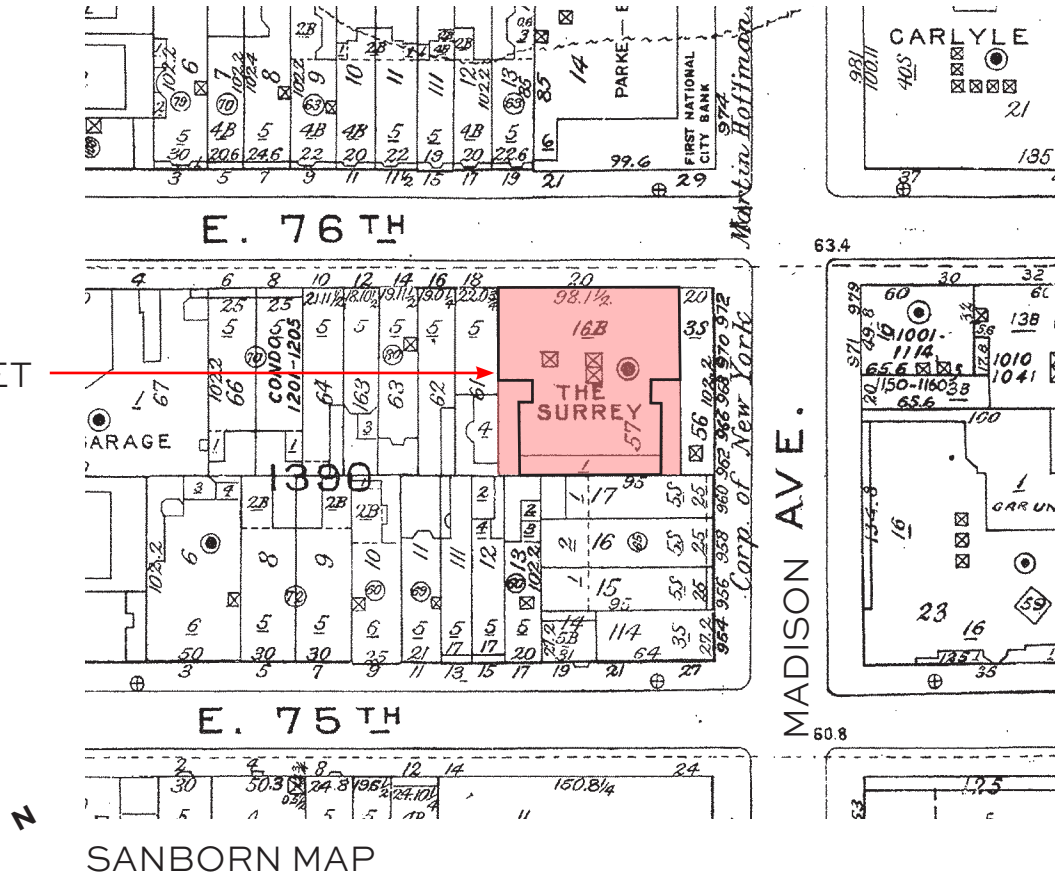
Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

HISTORIC DISTRICT MAP
SOURCE: NYC LPC

PROJECT LOCATION

20 EAST 76TH STREET

- 799 -



EAST 76TH STREET South Side

No. 20 (1390/57)

	Date	Architect	Owner
Erected	1925-26 by	Schwartz & Gross	for 22 E. 76th Street, Inc.

ARCHITECTURE

Style	neo-Classical
Elements	Sixteen-story apartment hotel; grey brick, marble and terra-cotta facing; first and second floors faced with ashlar limestone; entrance has flowers and vines carved on pilasters at sides and on entablature above; windows at second floor above entrance topped with paired cornucopias; thirteenth floor has terraces at sides and a balcony in the center; terra-cotta cornices.

HISTORY

Replaced five 1881-82 rowhouses. Built as an apartment hotel for 168 families; called the Surrey.

References:

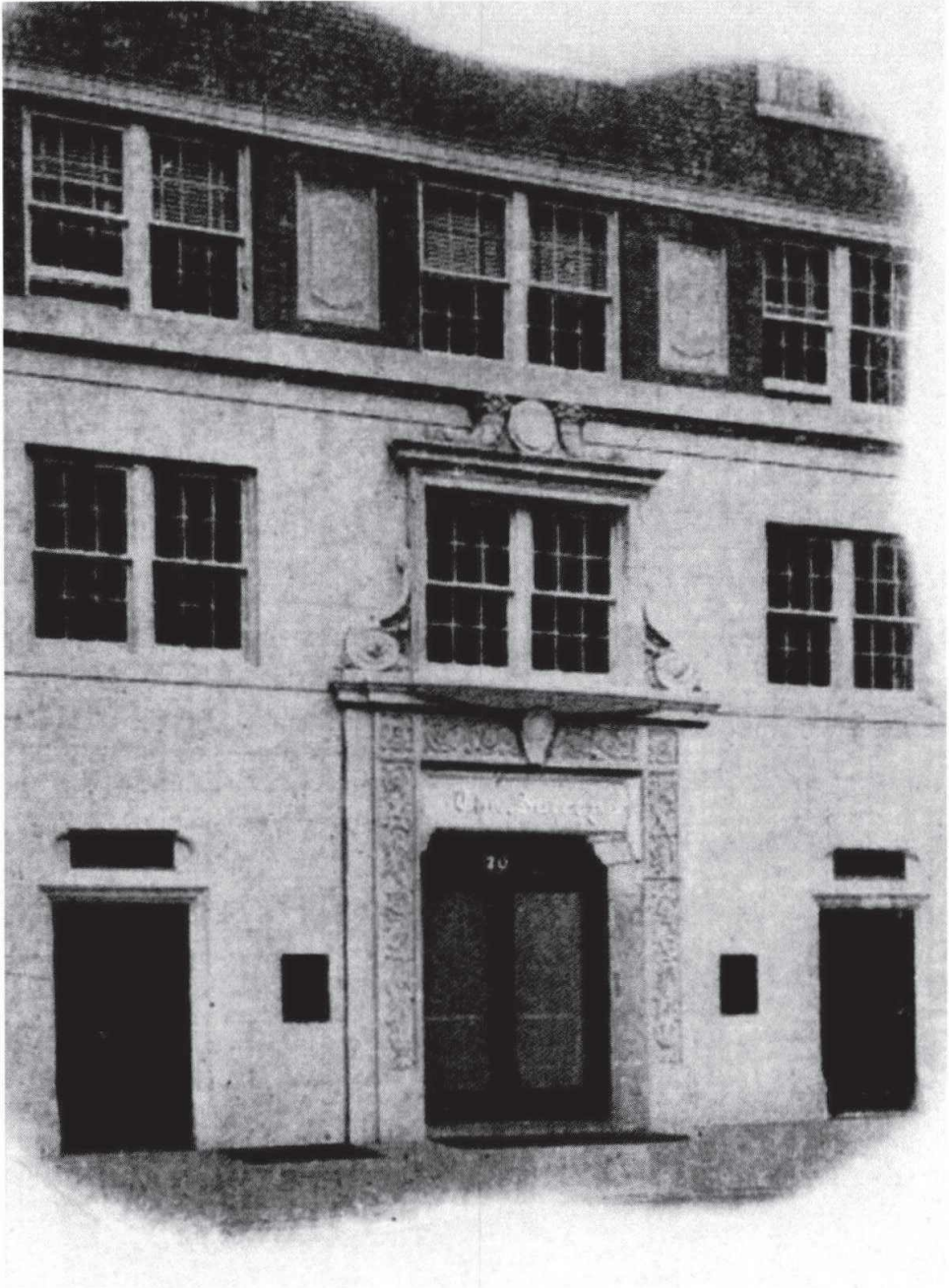
New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

DESIGNATION REPORT 1981

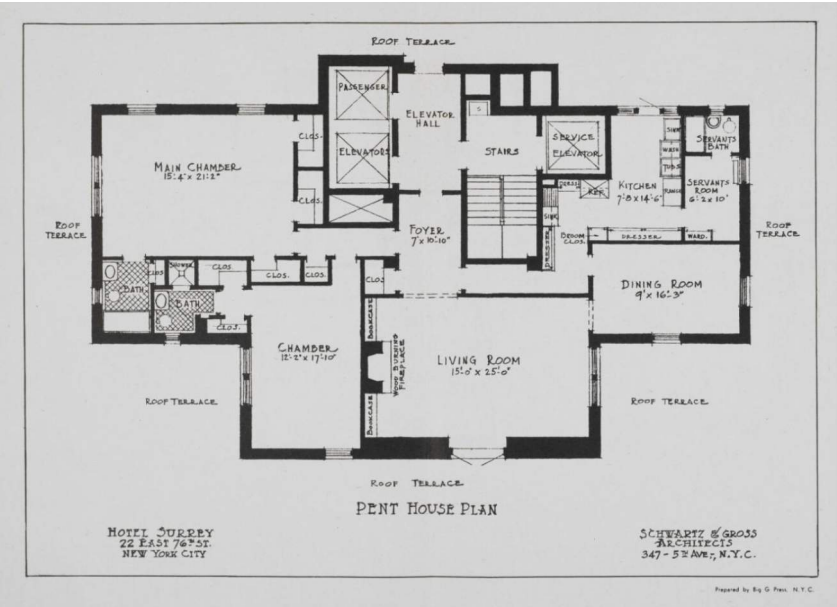


1926

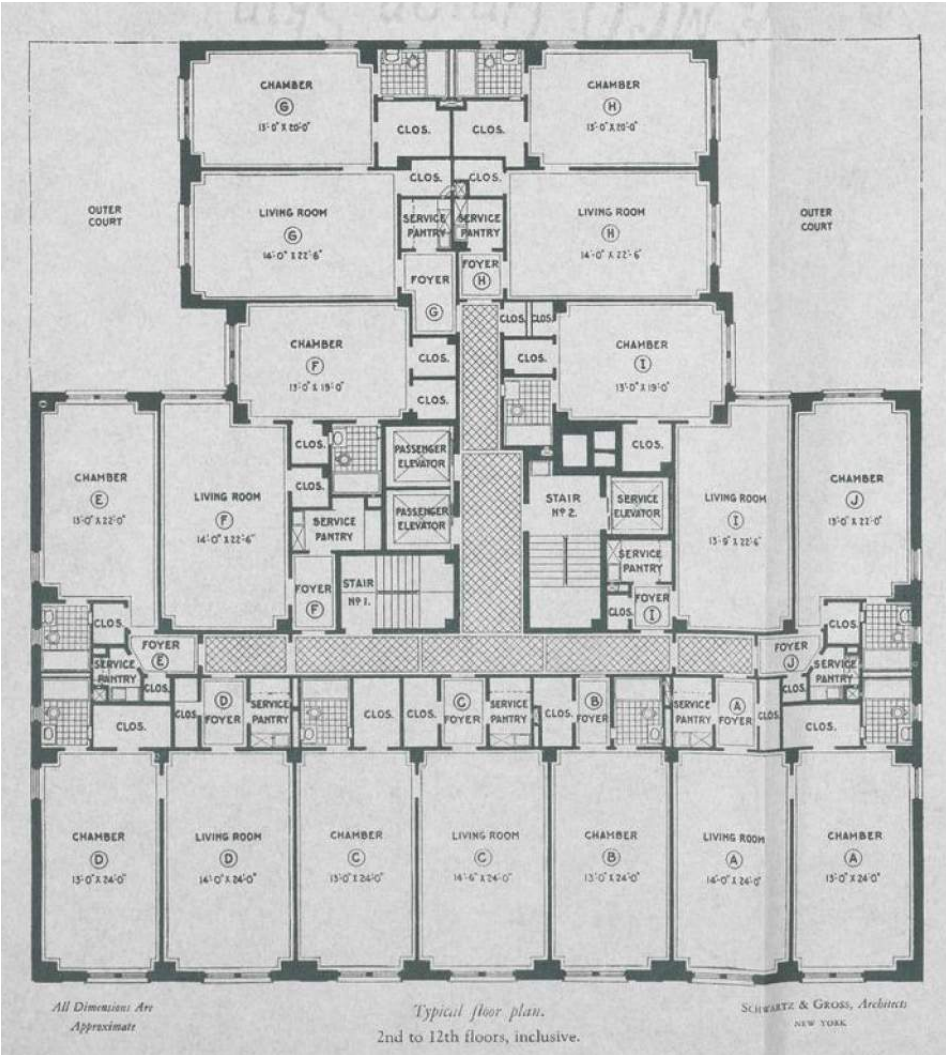
HISTORIC DOCUMENTATION



HISTORIC PHOTO OF ENTRANCE - CIRCA 1926



1926 PENTHOUSE FLOOR PLAN



1926 TYPICAL FLOOR PLAN - 2ND TO 12TH FLOORS

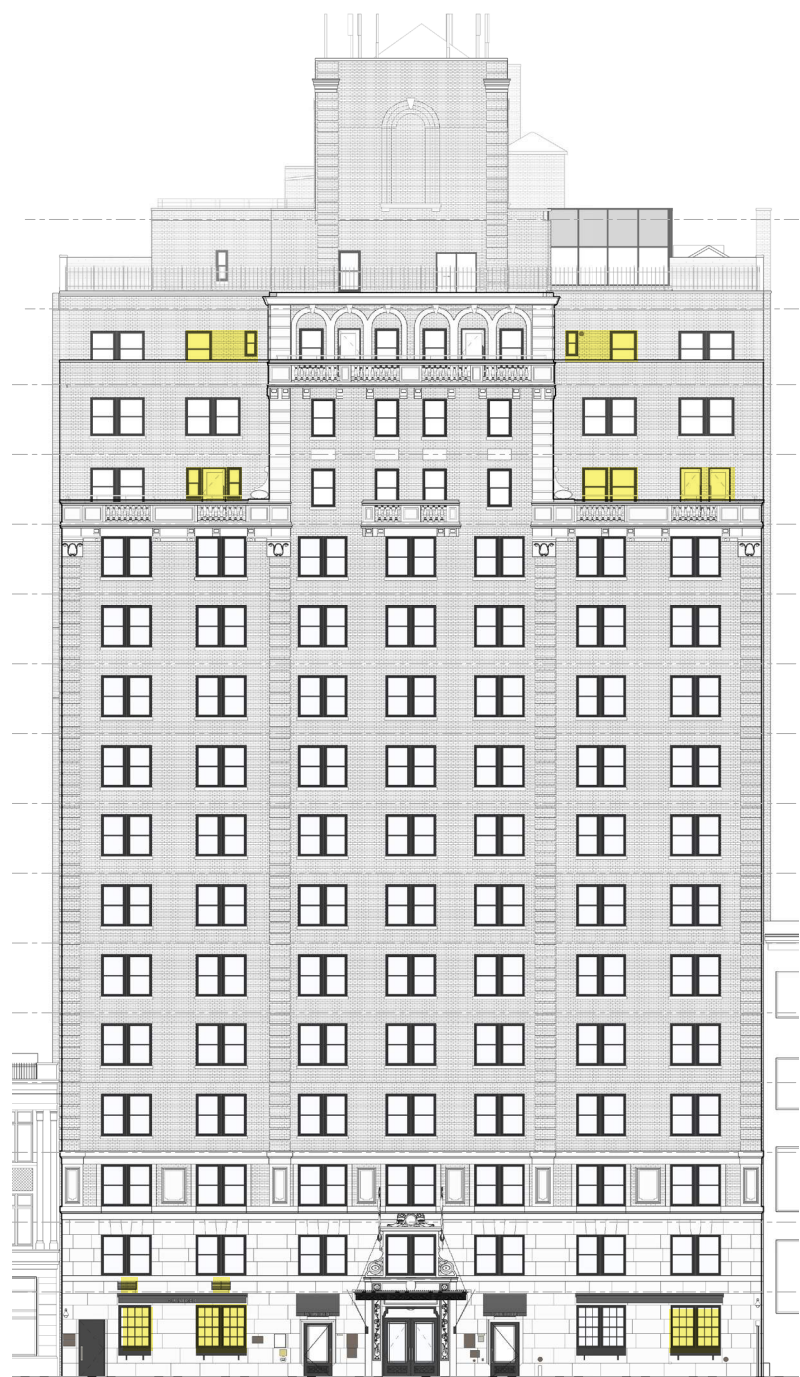
STREET FACADE MODIFICATIONS



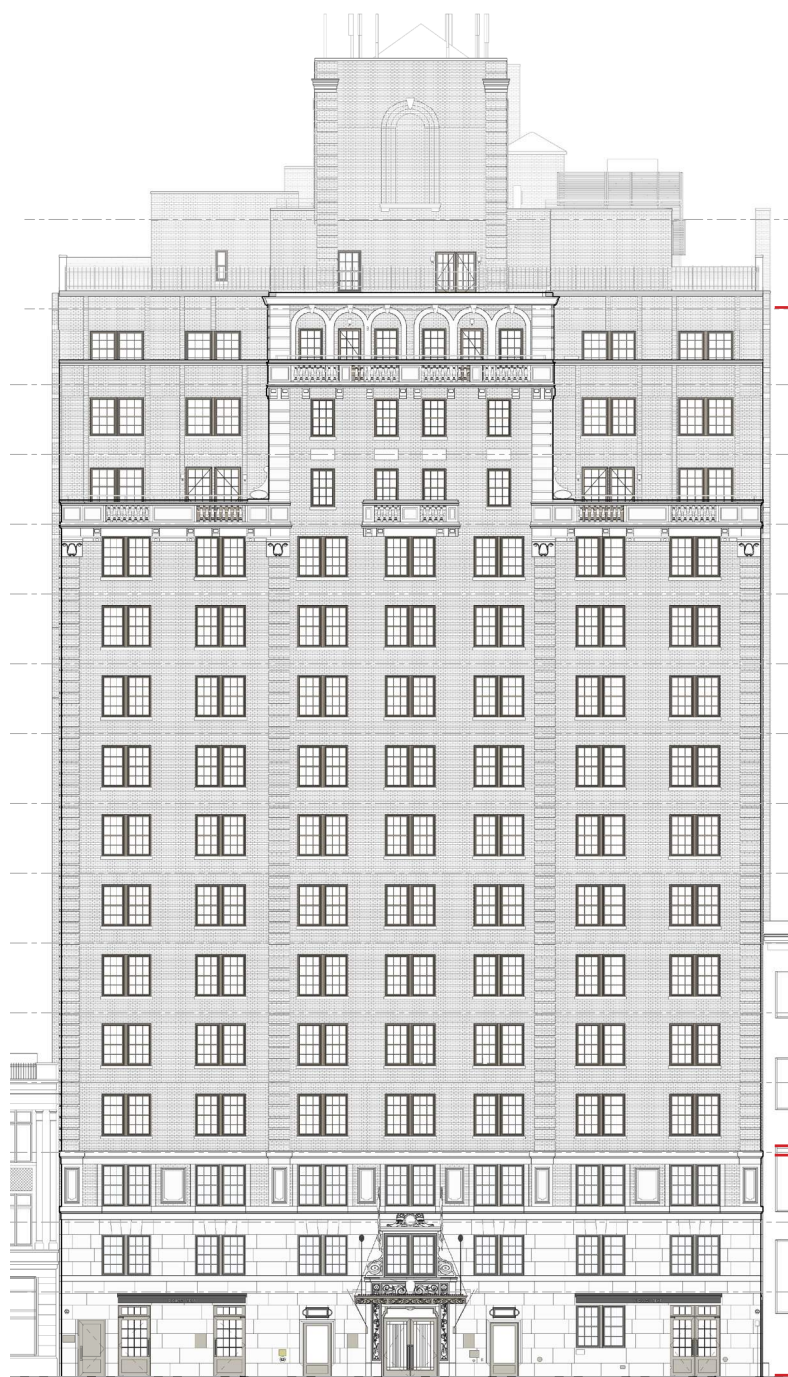
1979 PHOTO



1940 TAX LOT PHOTO
DETAIL SHOWING 6 OVER 6 DOUBLE
HUNG WINDOWS IN SURREY



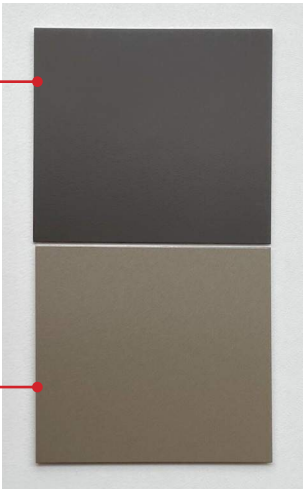
EXISTING
STREET FACADE ELEVATION



PROPOSED
STREET FACADE ELEVATION

4TH FLOOR TO PH

PHOTO OF DURANAR QUAKER
BRONZE UC127253 WINDOWS
AND DOORS FRAME COLOR



1ST, 2ND & 3RD FLOORS

PHOTO OF DURANAR LIGHT
BRONZE UC51227XL
WINDOW FRAMES, DOORS
& MARQUEE COLOR

STREET FACADE MODIFICATIONS



EXISTING GROUND FLOOR



EXISTING ELEVATION

EXISTING GROUND FLOOR FACADE CONDITIONS



1926 BROCHURE DRAWING



1926 ELEVATION



CLOSE-UP OF ENTRY
CANOPY IN 1979
PHOTO



2009 ELEVATION

GROUND FLOOR MODIFICATIONS 1926-2009



EXISTING ELEVATION



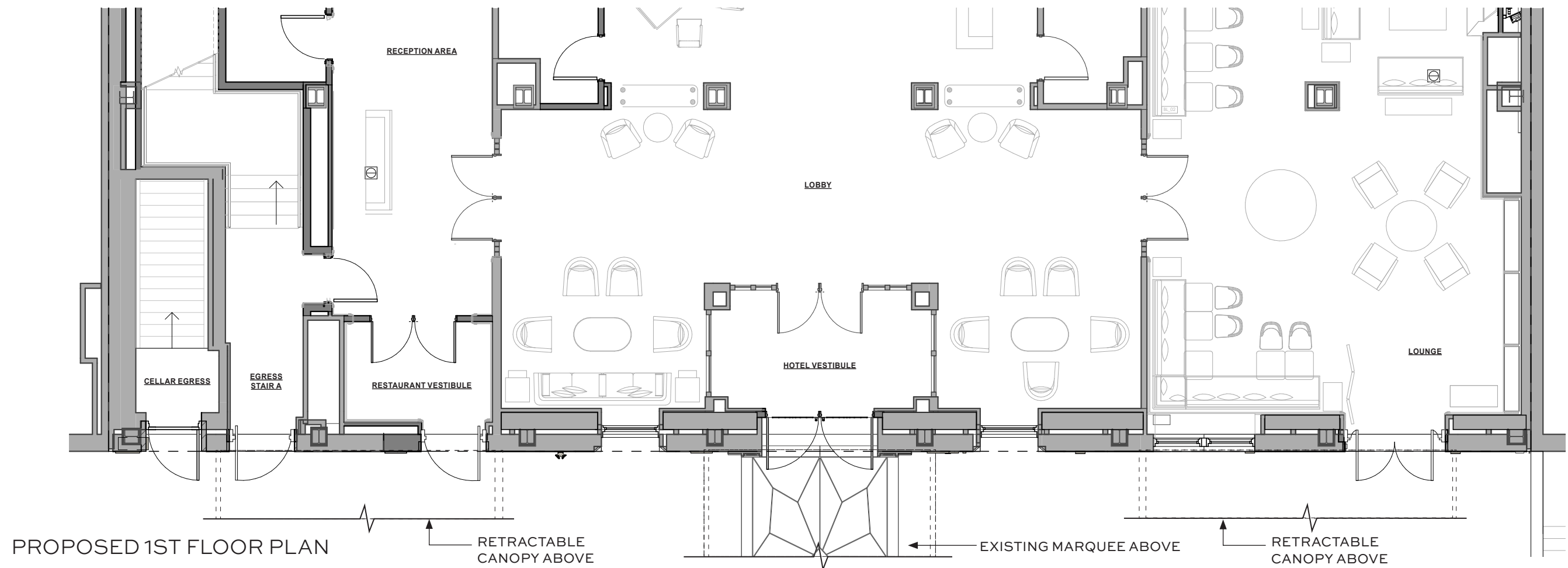
PROPOSED ELEVATION

FIRE EGRESS EXIT /
MEMBER'S CLUB ENTRANCE
(NEW DOOR AT EXTENDED
MASONRY WINDOW OPENING)

RESTAURANT ENTRANCE
(NEW DOOR AT EXTENDED
MASONRY WINDOW OPENING)

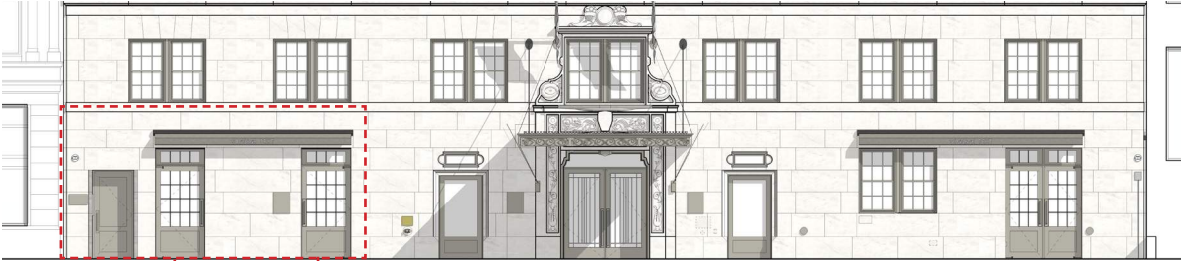
HOTEL LOUNGE
(NEW DOORS AT EXTENDED
MASONRY WINDOW OPENING)

PROPOSED GROUND FLOOR FACADE MODIFICATIONS



PROPOSED GROUND FLOOR FACADE MODIFICATIONS

KEY ELEVATION



PAINTED WINDOW FRAMES & DOORS
DURANAR UC51227XL
PAINTED GROUND FLOOR WINDOW
FRAMES & DOORS



EXISTING EAST SERVICE DOOR,
WINDOW & LOUVER

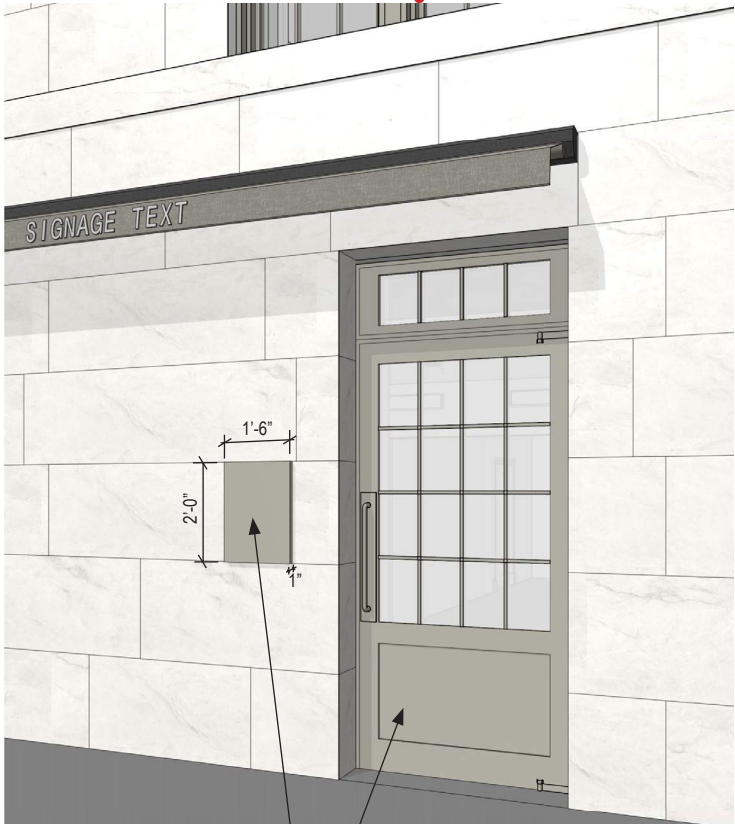


PROPOSED

PAINTED METAL DOOR AT EXISTING
CELLAR EGRESS / SERVICE,
AND AT EXTENDED MASONRY
OPENING EGRESS STAIR-A
WITH GLASS & 1/4" RECESSED LOWER
PANEL AND GLASS TRANSOM



EXISTING 2010 APPROVED
DOUBLE WINDOW AT HISTORIC
SINGLE WINDOW LOCATION



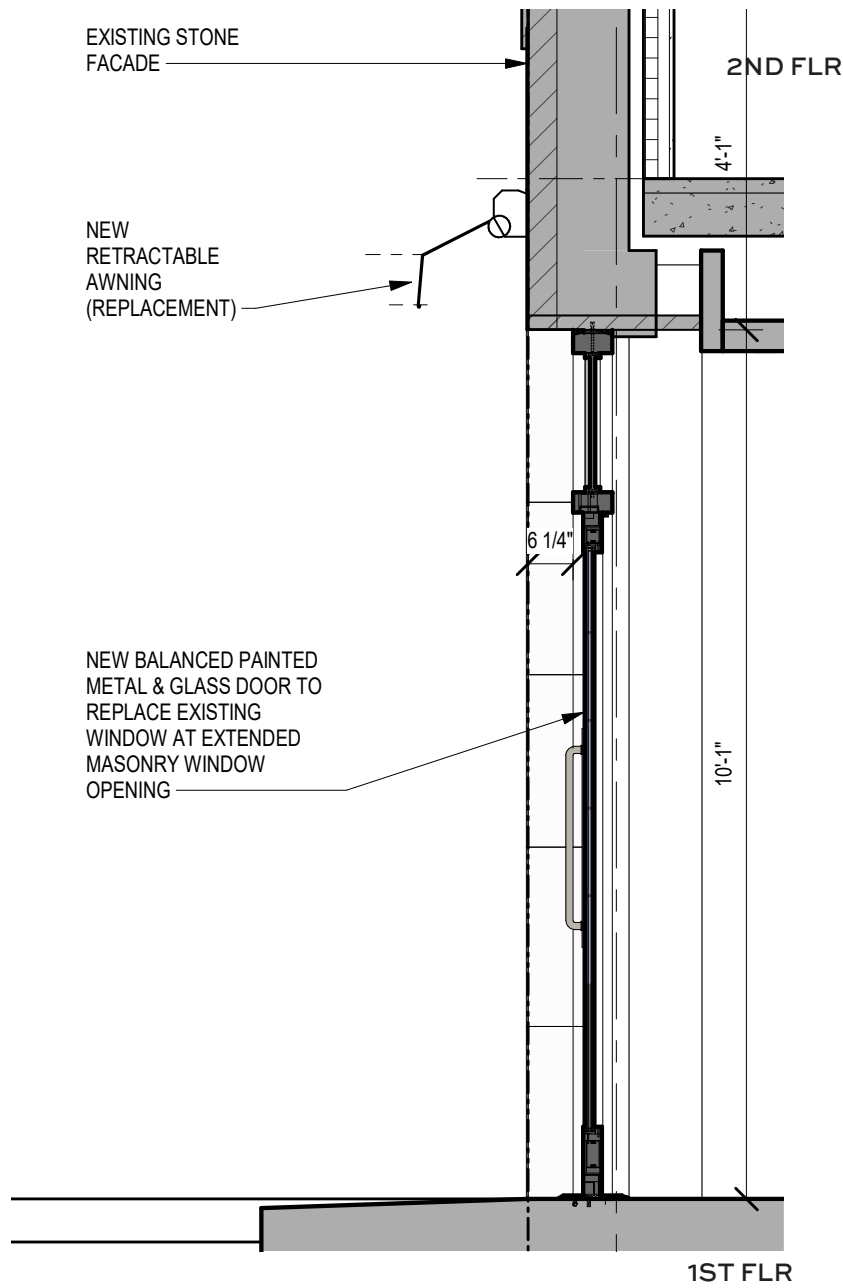
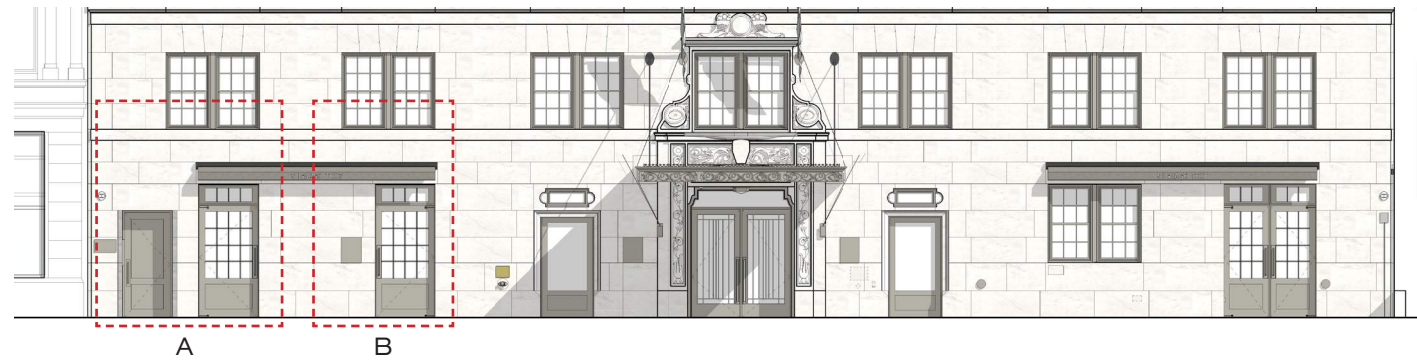
PROPOSED

PAINTED METAL &
GLASS DOOR WITH 1/4"
RECESSED LOWER PANEL
AT EXTENDED MASONRY
OPENING

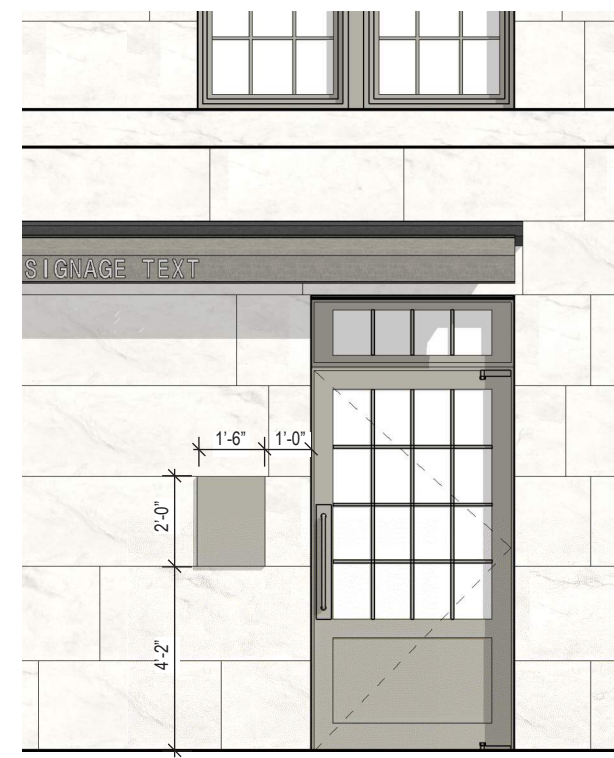
PIN MOUNTED REMOVABLE
BRONZE PLAQUE OR MENU
BOARD

PROPOSED GROUND FLOOR MODIFICATIONS

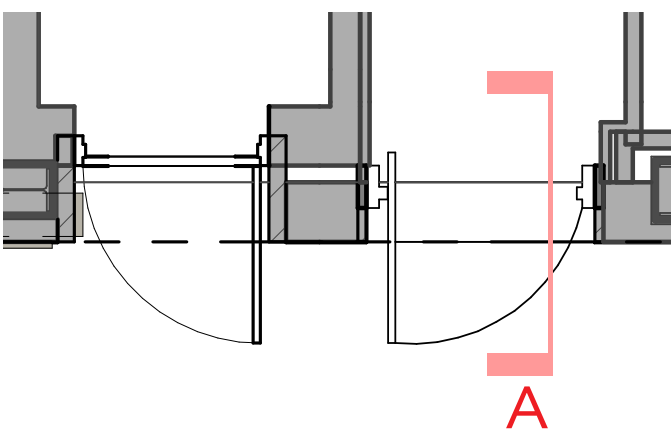
KEY ELEVATION



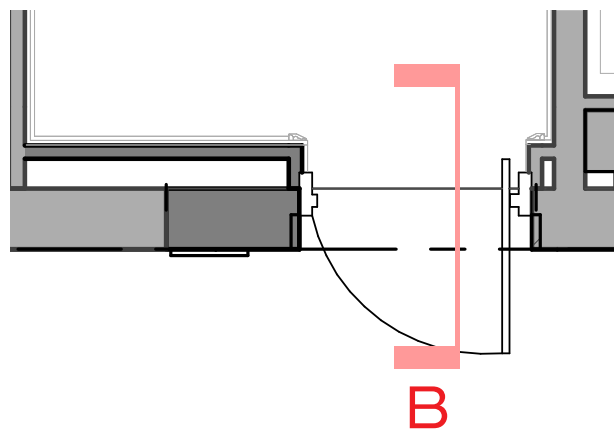
ELEVATION A



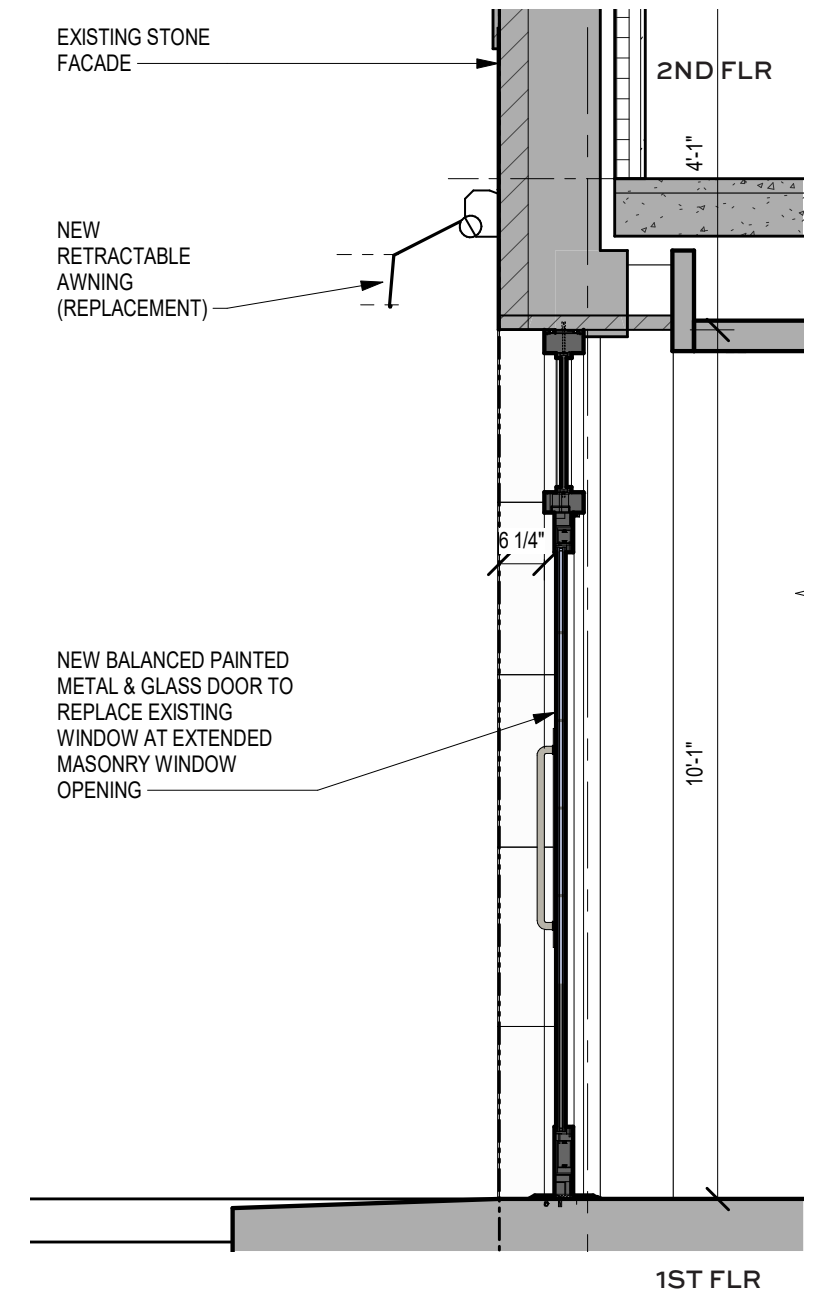
ELEVATION B



PLAN A



PLAN B



SECTION B

SECTION A
PROPOSED GROUND FLOOR MODIFICATIONS



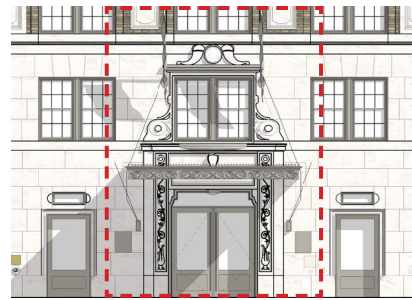
1926



1979



EXISTING



PROPOSED

PAINTED MARQUEE
DURANAR UC51227XL PAINTED TO
MATCH GROUND FLOOR WINDOW
FRAMES & DOORS



EXISTING MARQUEE



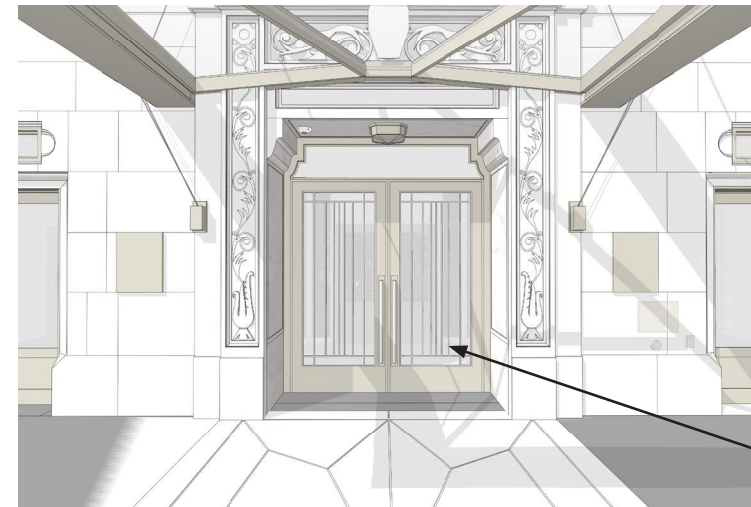
EXISTING MARQUEE



EXISTING MARQUEE



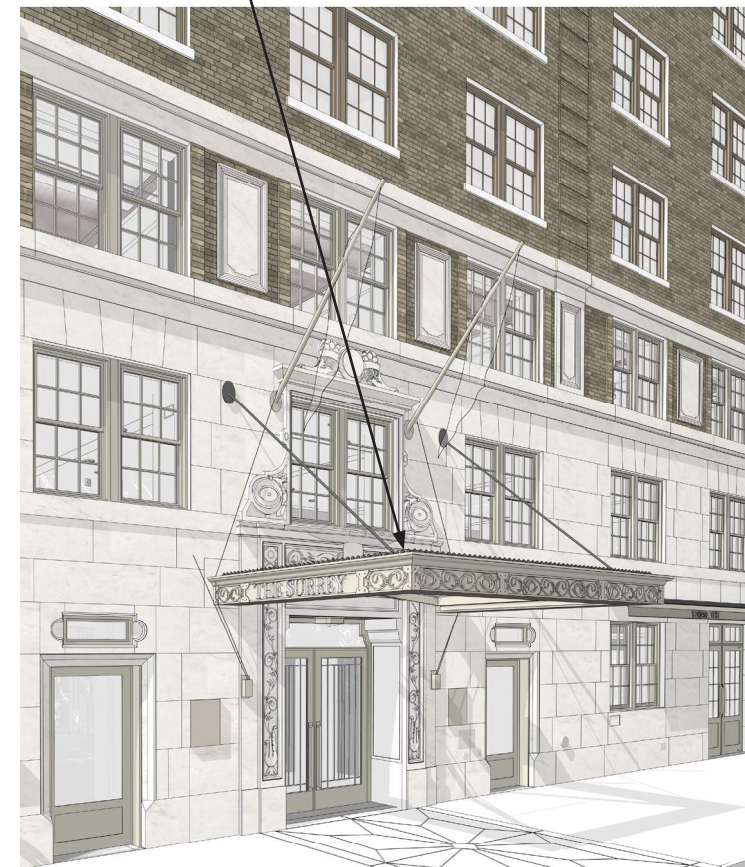
PROPOSED MARQUEE



PROPOSED MARQUEE

RECONFIGURED SLOPING
GLASS AT MARQUEE

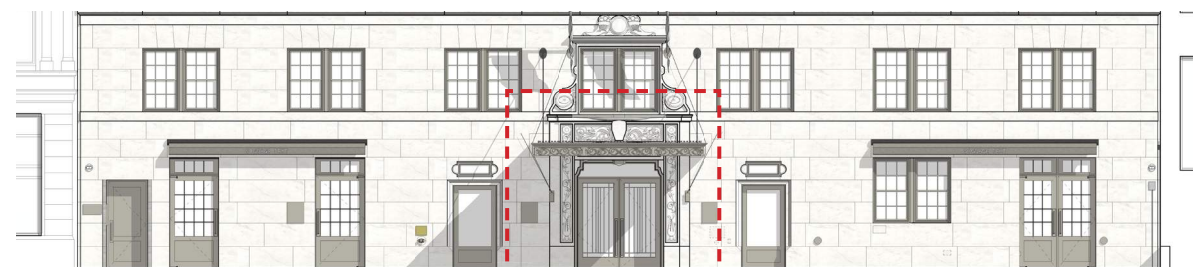
RECONFIGURED MARQUEE
PAINTED TO MATCH
WINDOWS & DOORS AT
GROUND FLOOR



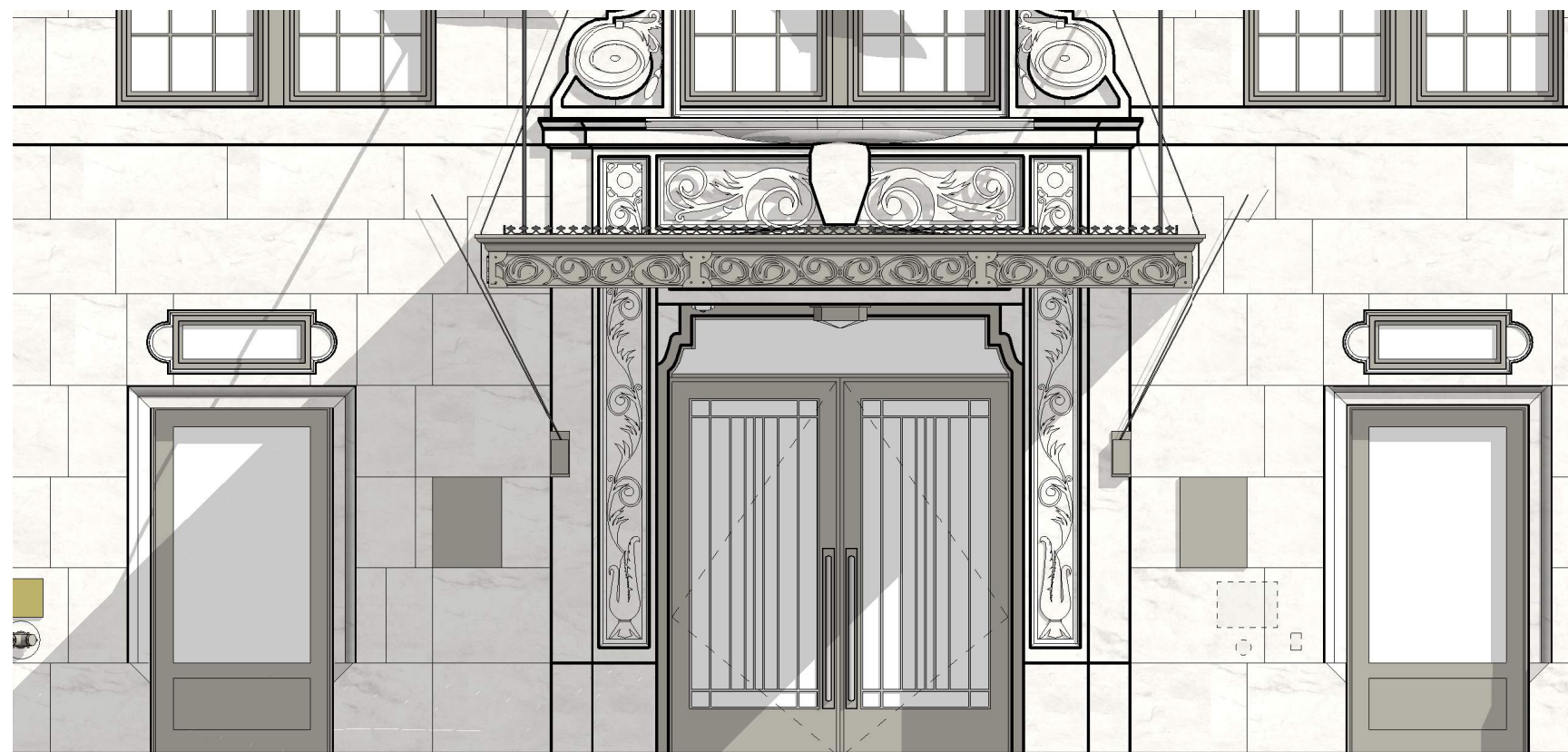
PROPOSED MARQUEE

ORNAMENTAL METAL
SCREEN AT NEW PAINTED
METAL ENTRY DOORS

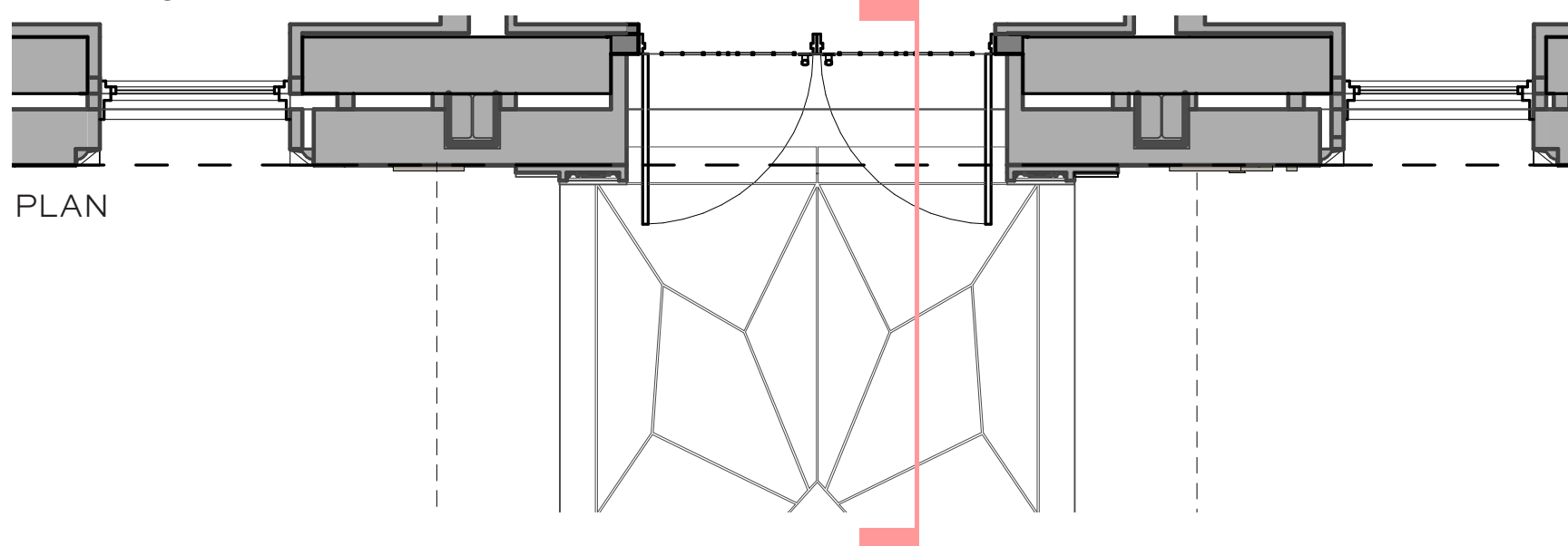
PROPOSED MARQUEE MODIFICATIONS



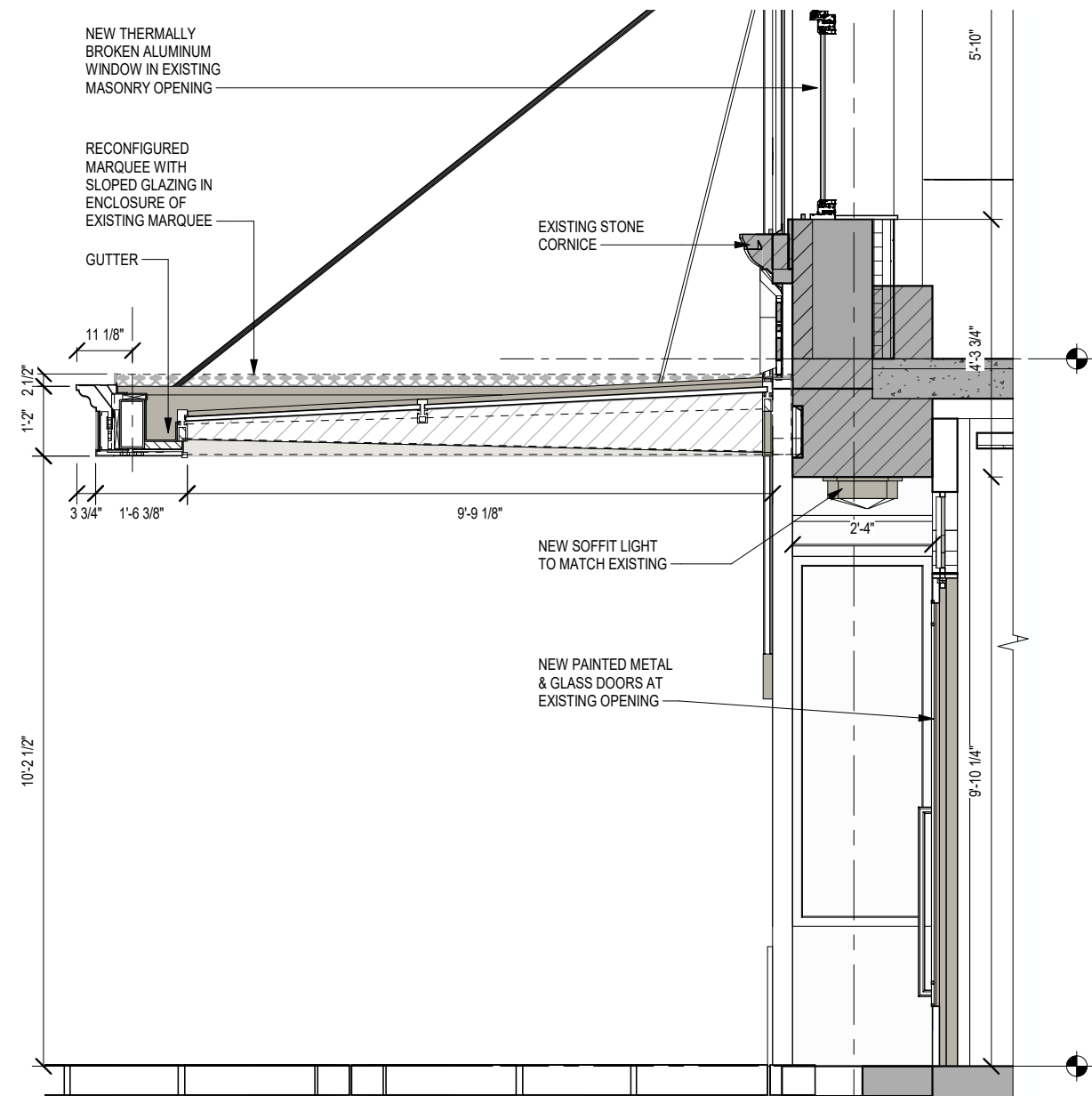
KEY ELEVATION



ELEVATION



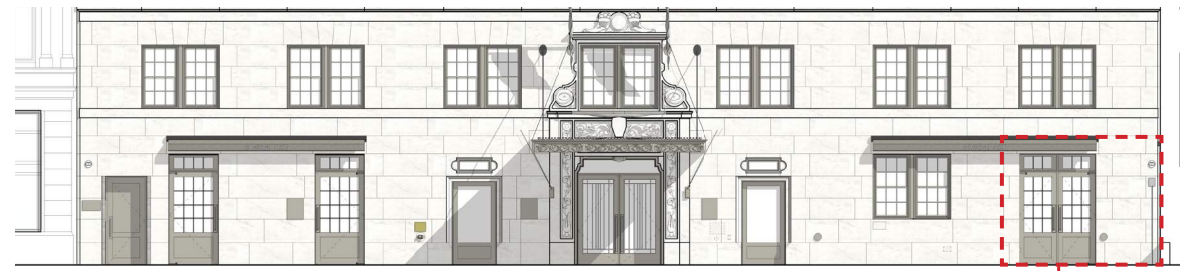
PLAN



SECTION

PROPOSED GROUND FLOOR MODIFICATIONS

KEY ELEVATION



PAINTED WINDOWFRAMES &
DOORS
DURANAR UC51227XL
PAINTED GROUND FLOOR
WINDOW FRAMES & DOORS



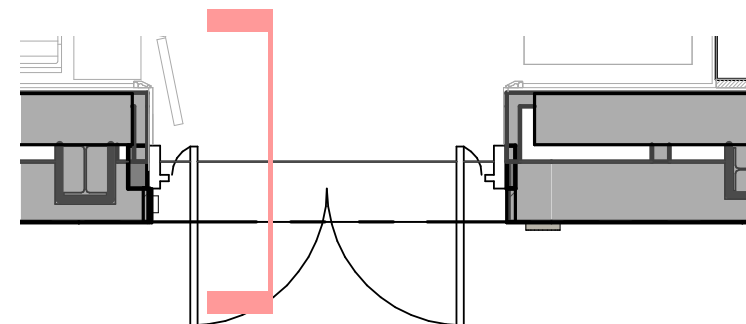
EXISTING DOUBLE WINDOW



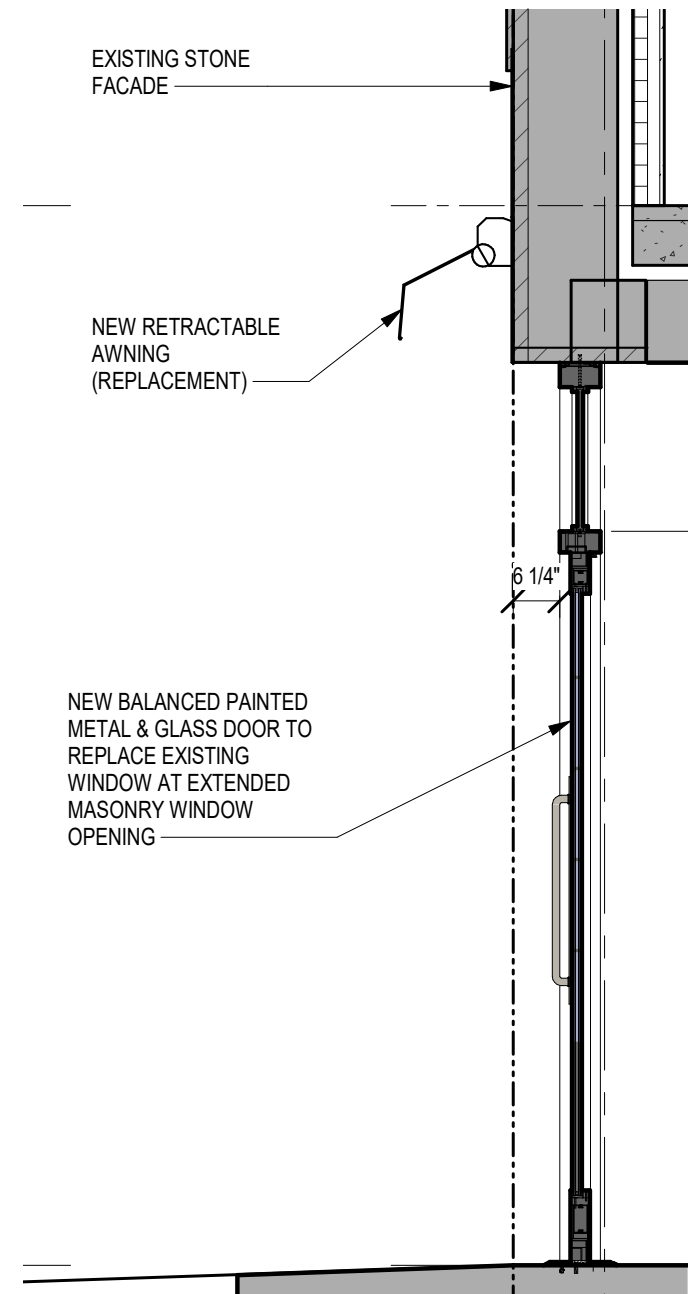
PROPOSED BALANCED PAINTED METAL
& GLASS DOUBLE DOORS WITH 1/4"
RECESSED LOWER PANELS AT EXTENDED
MASONRY OPENING



ELEVATION A



PLAN A



1ST FLR
SECTION A

PROPOSED GROUND FLOOR MODIFICATIONS



EXISTING UPPER FLOOR



EXISTING 14TH AND 16TH FLOOR ELEVATION

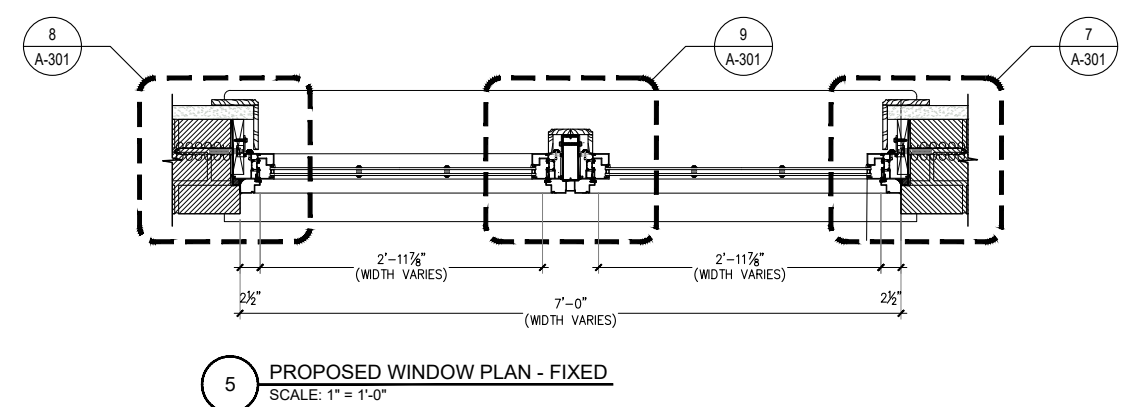
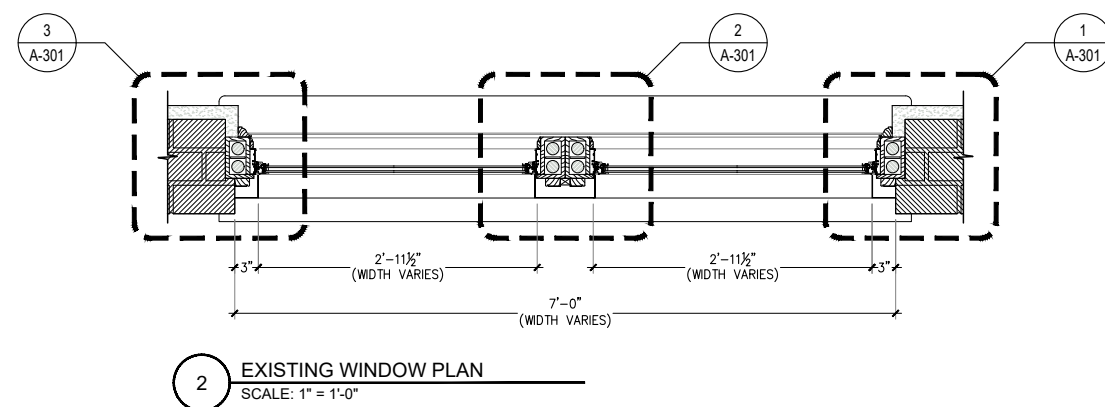
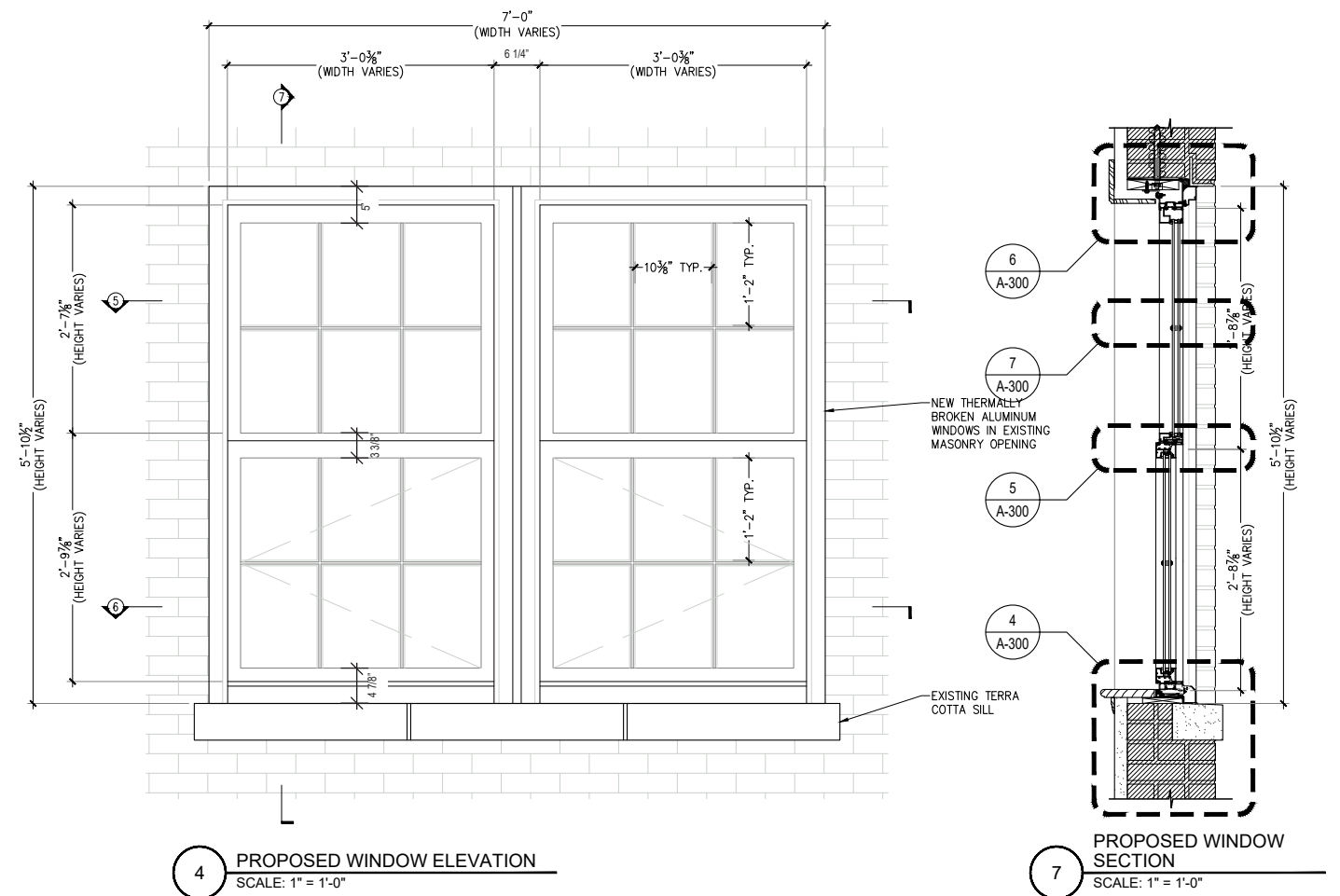
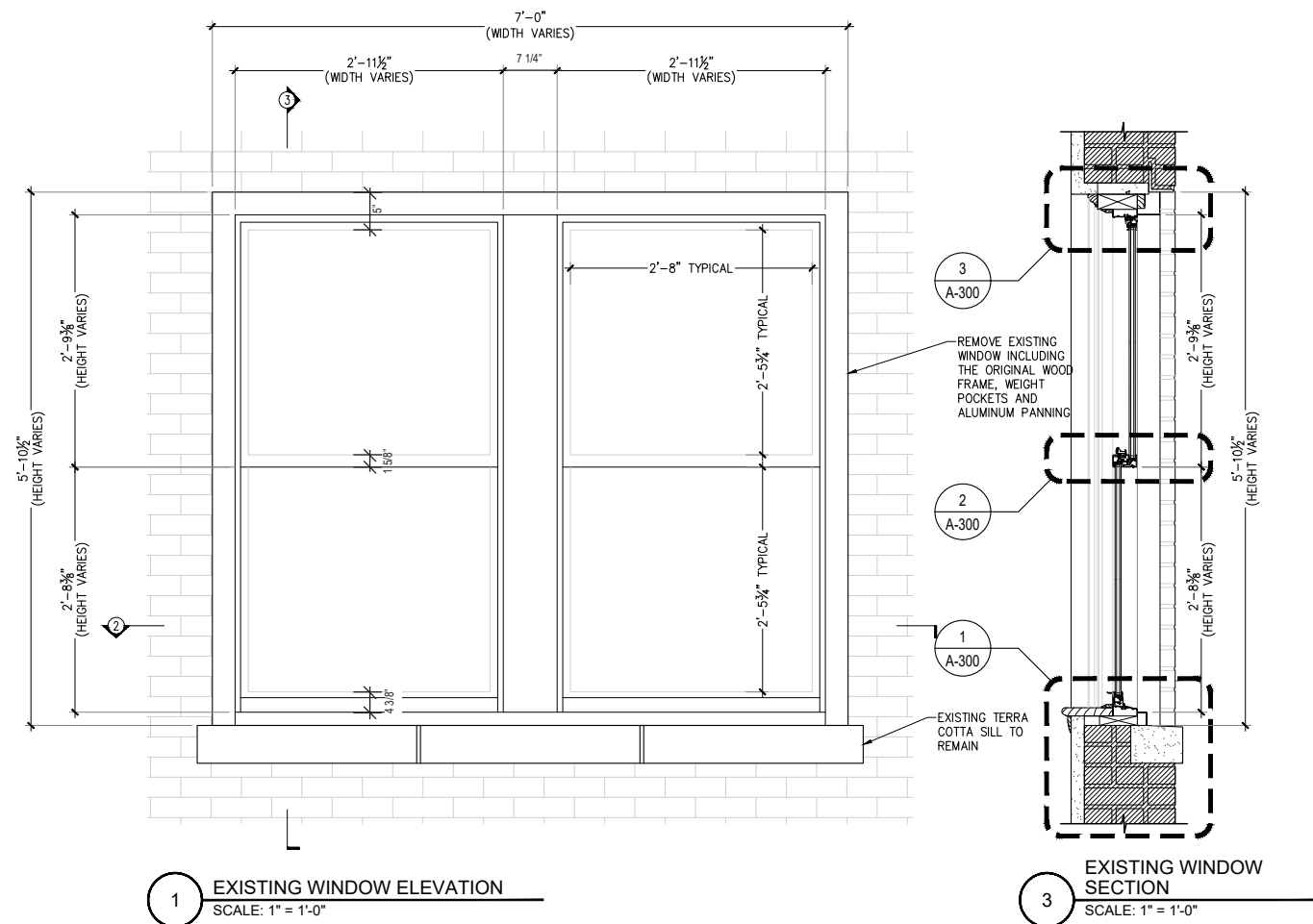


PROPOSED UPPER FLOOR RENDERING

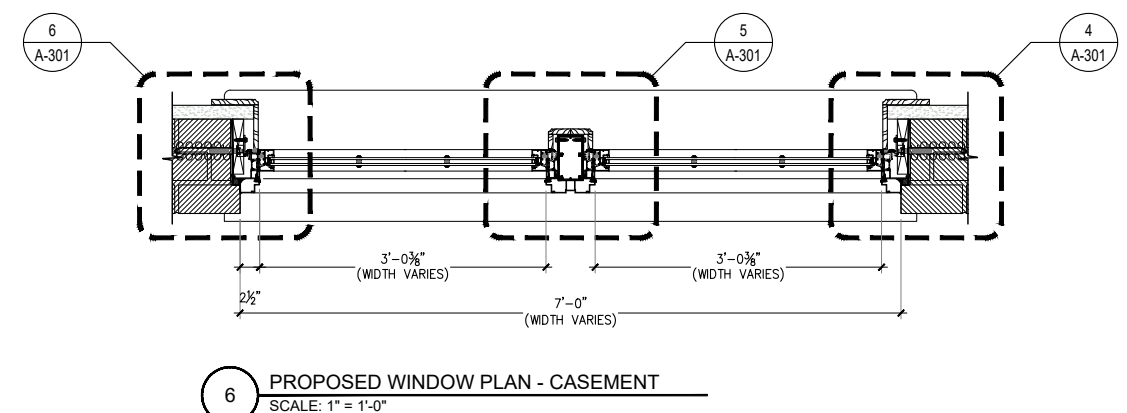


PROPOSED 14TH AND 16TH FLOOR ELEVATION

14TH AND 16TH FLOOR MODIFICATIONS



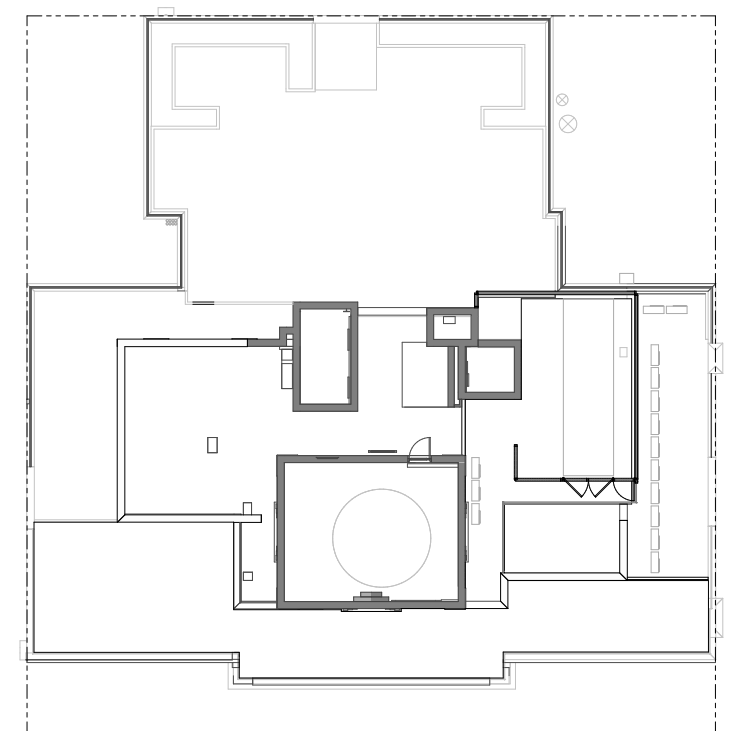
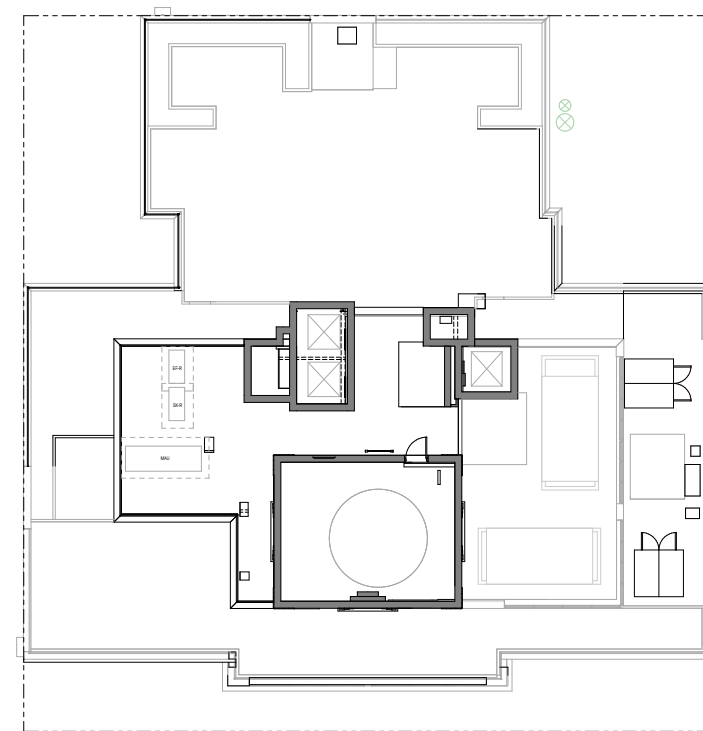
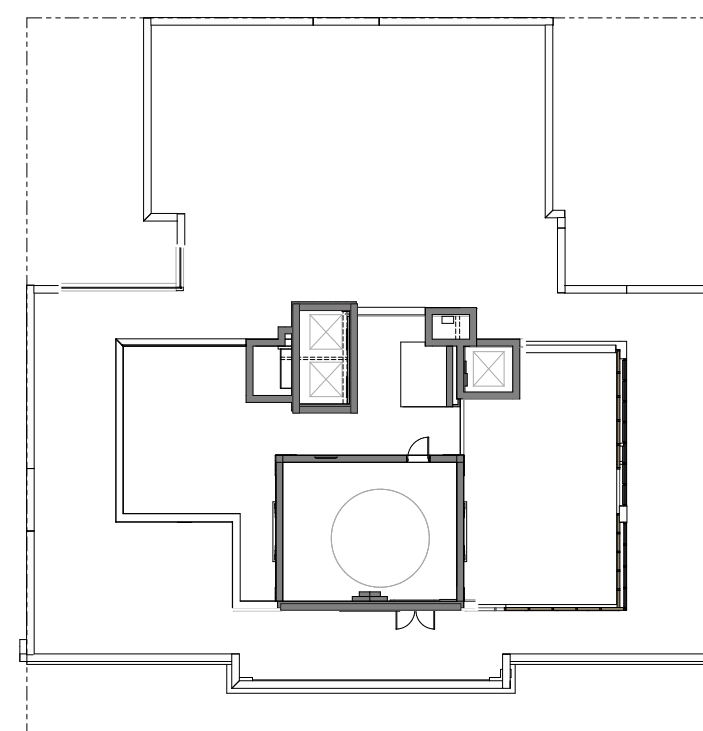
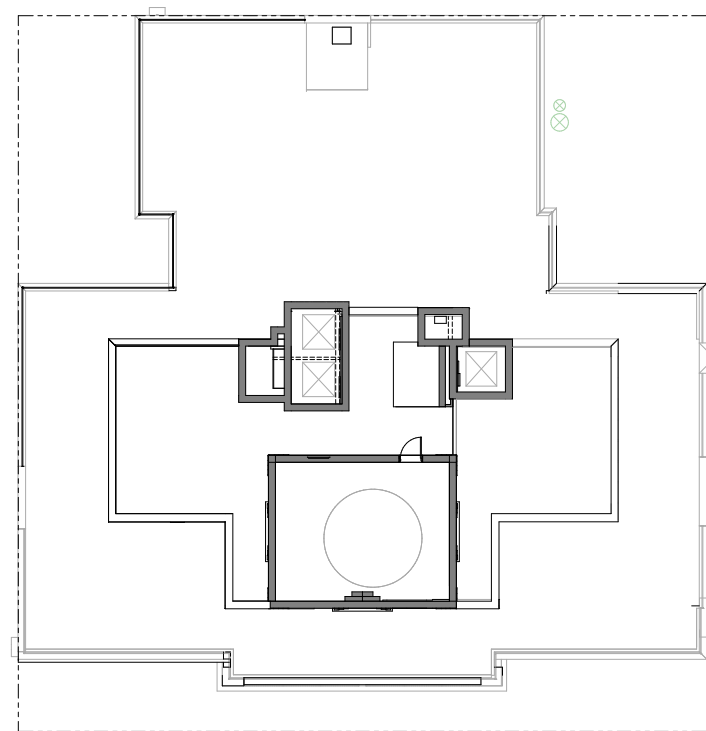
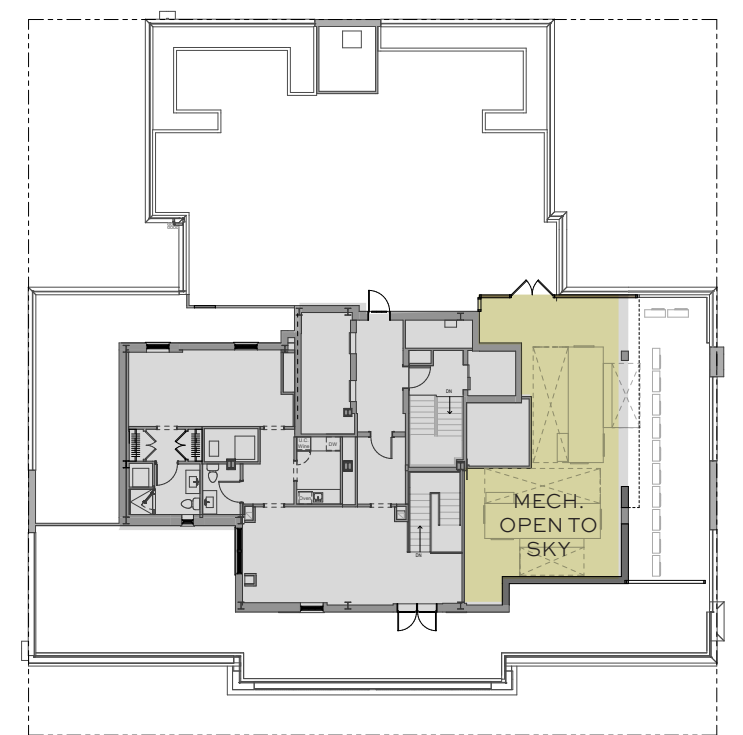
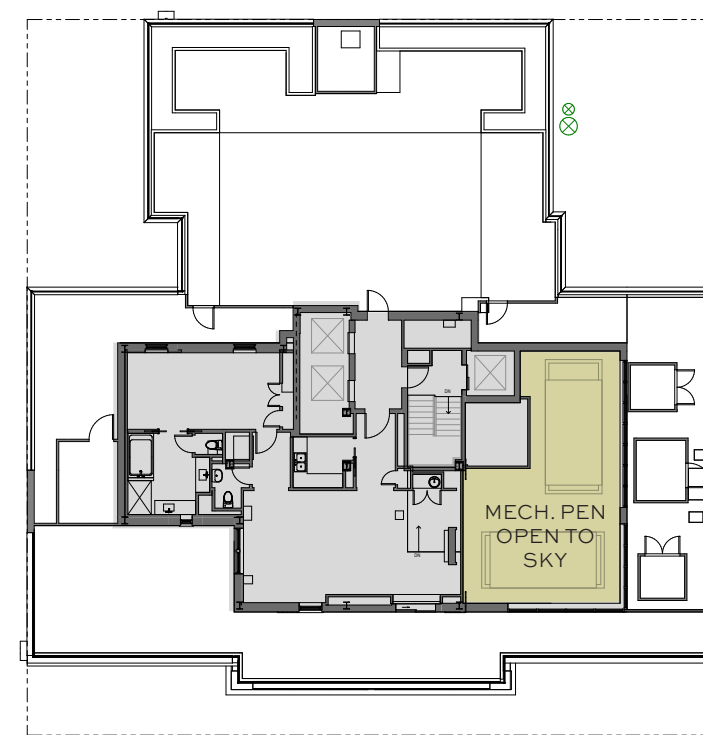
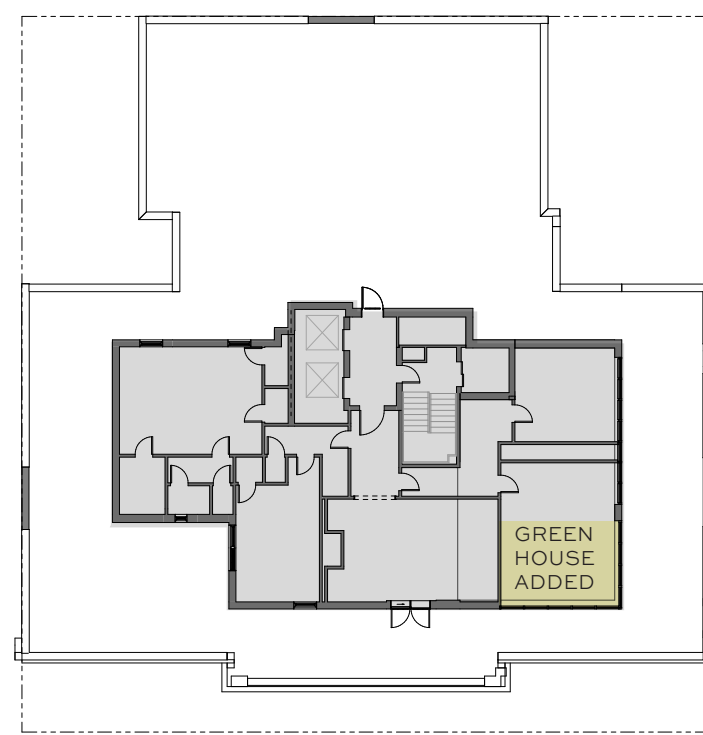
WINDOW GLAZING CALCULATIONS:	
1. EXISTING GLASS AREA:	949 SQ. IN.
2. PROPOSED GLASS AREA:	873 SQ. IN.
3. EXISTING AREA - PROPOSED AREA:	949 SQ. IN. - 873 SQ. IN. = 73 SQ. IN.
4. PERCENTAGE DIFFERENCE:	(73 SQ. IN./949 SQ. IN.) X 100 = 7.7% DECREASE IN GLAZED AREA



- NOTES:
1. ARCHITECT SHALL INSPECT ALL WATERPROOFING AND SEALANT INSTALLATION.
 2. REMOVE EXISTING WINDOWS INCLUDING ORIGINAL WOOD FRAME AND WEIGHT POCKETS.
 3. PARGE EXISTING MASONRY AT JAMBS PRIOR TO WATERPROOFING AND NEW WINDOW INSTALLATION.
 4. BRICK MOLD PROFILE TO MATCH EXISTING.

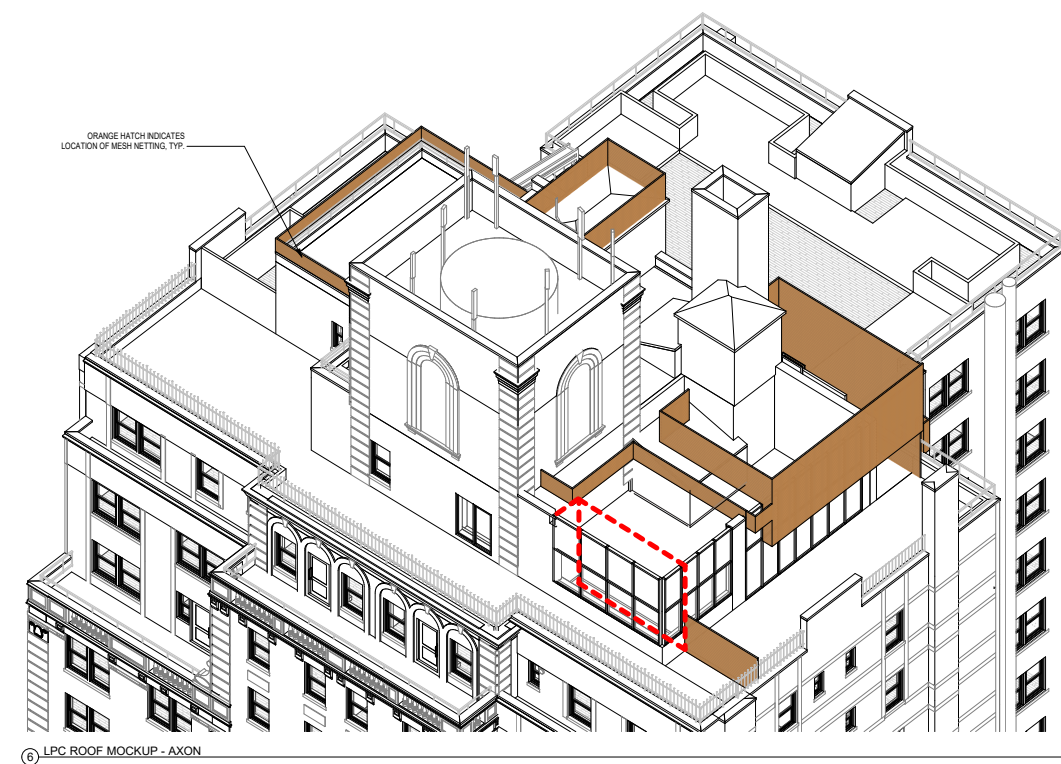
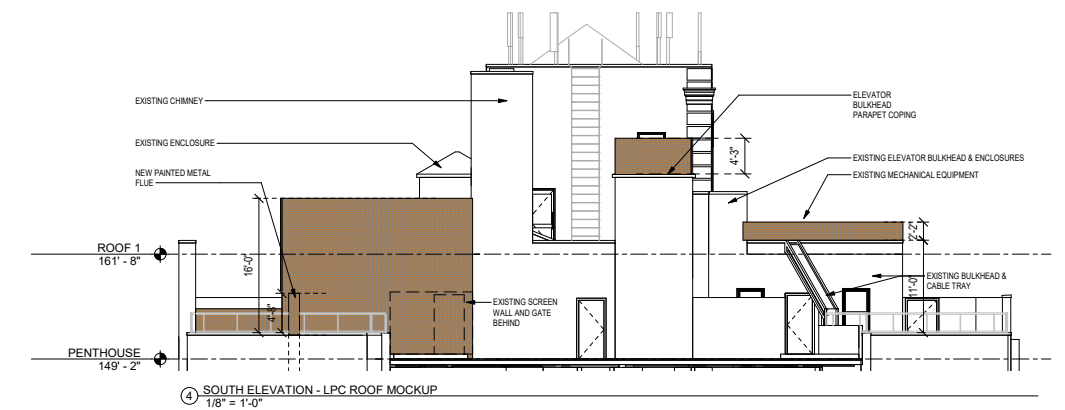
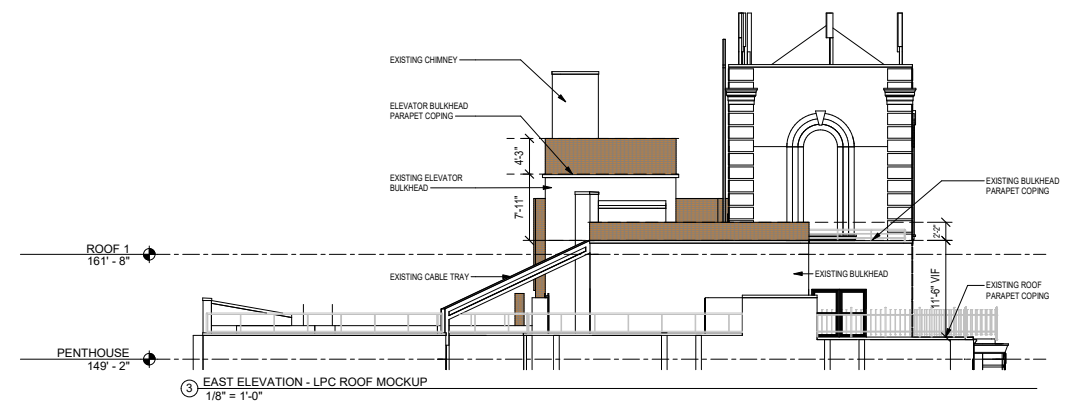
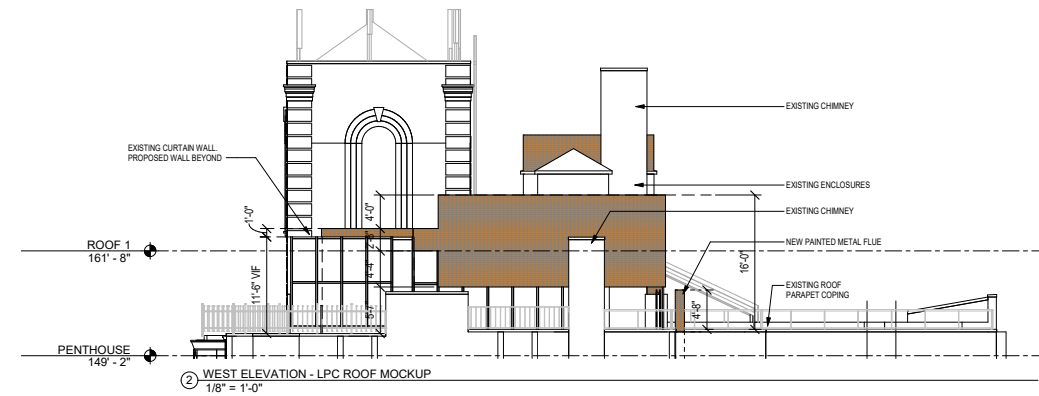
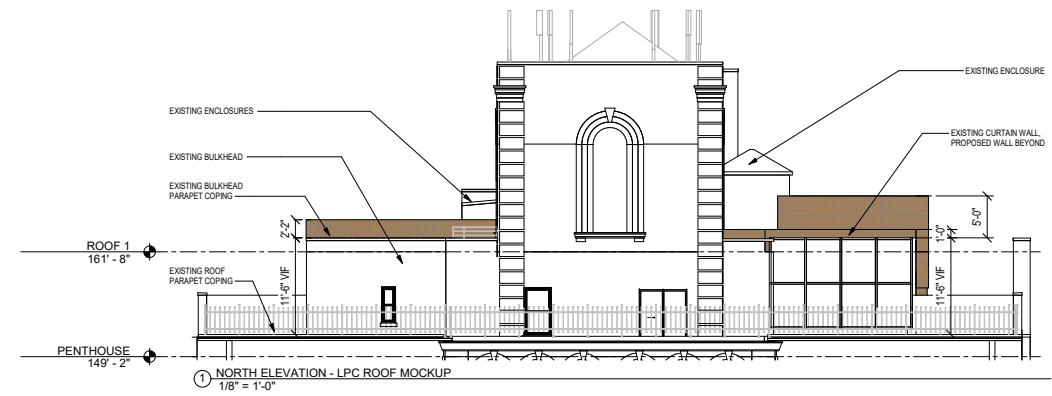
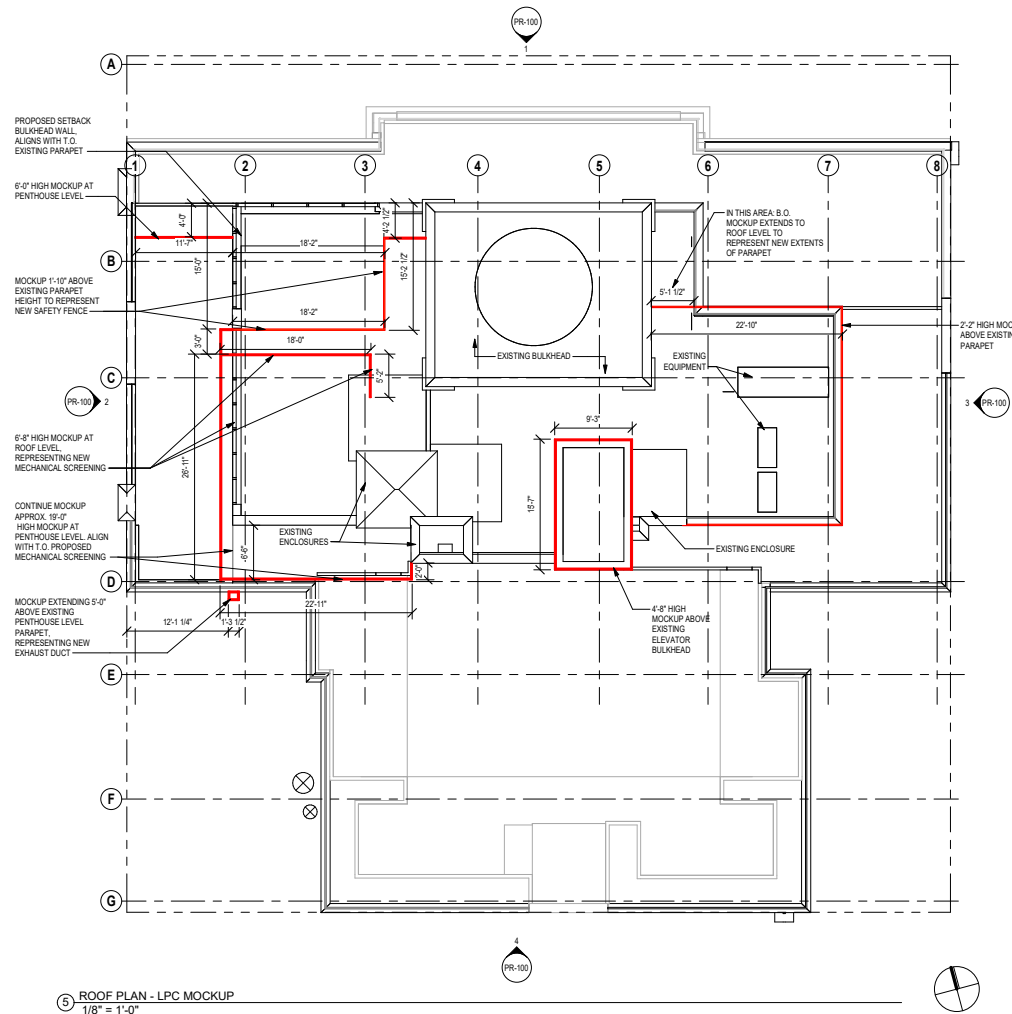
TYPICAL WINDOW DETAILS

PROPOSED ROOFTOP MECHANICAL UNITS AND ELEVATOR BULKHEAD EXTENSION



ROOFTOP MECHANICAL UNITS





MOCKUP SCHEME FOR PROPOSED ROOFTOP ALTERATIONS



PHOTO OF MOCK-UP (2)

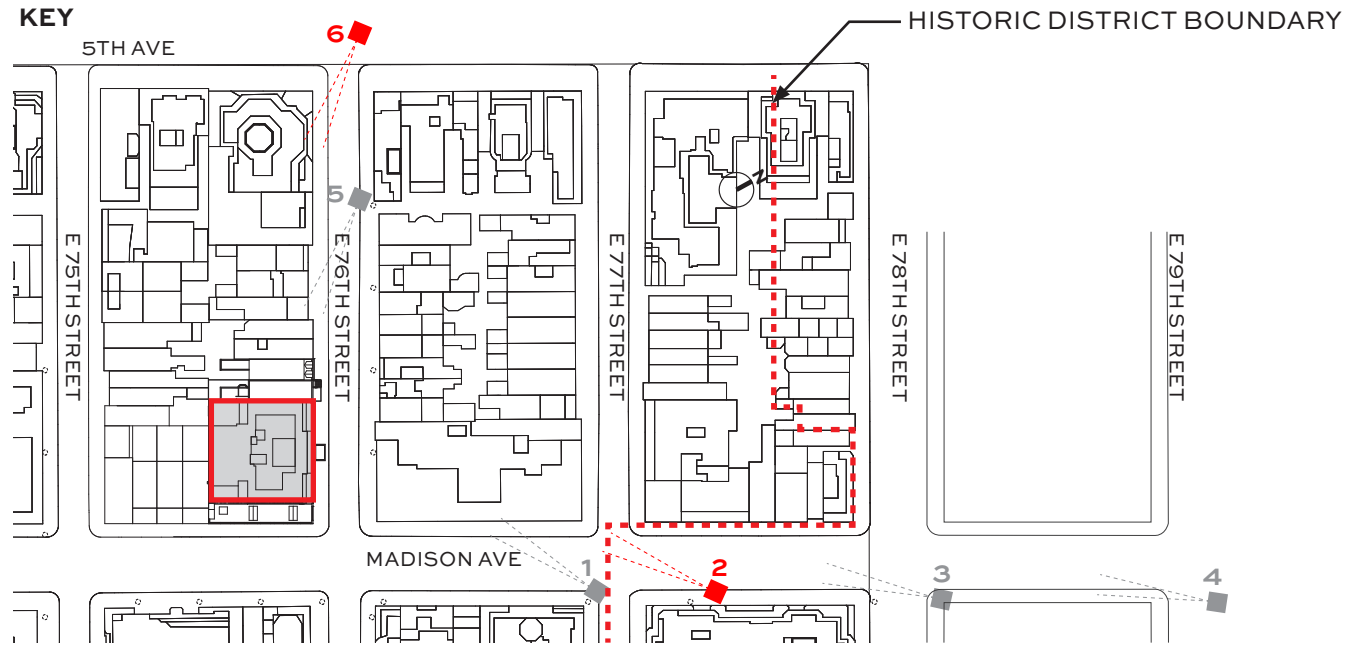
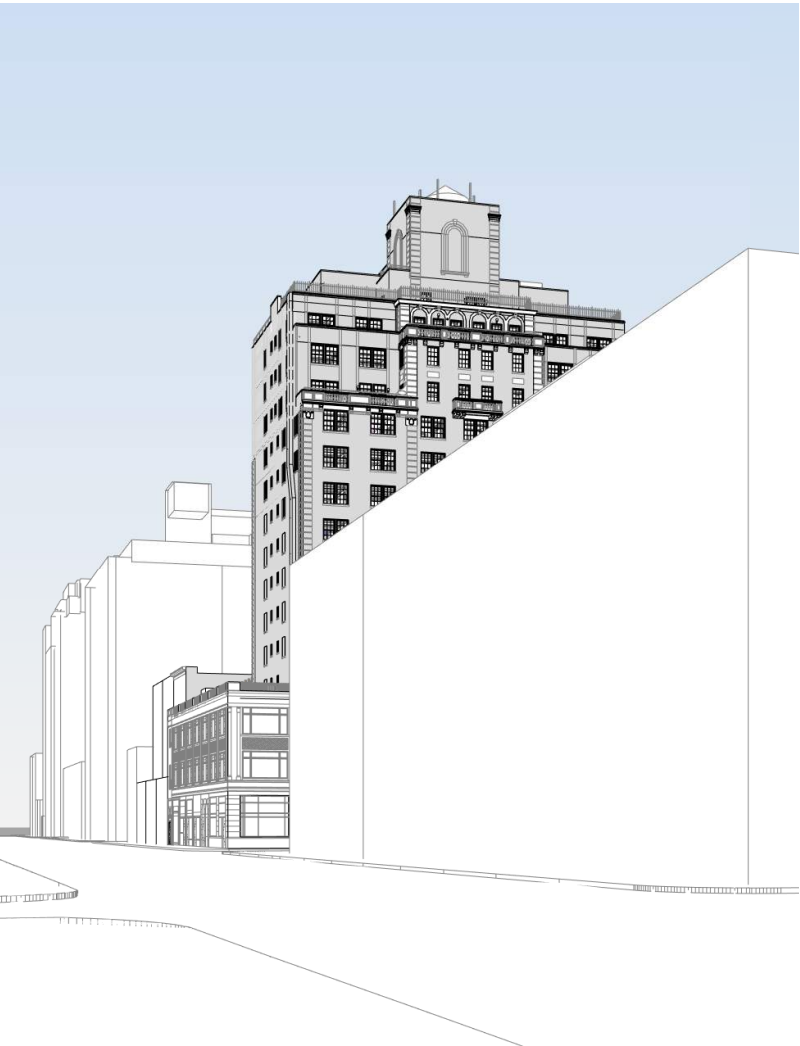


PHOTO OF MOCK-UP (6)



EXISTING NORTH (2)



PROPOSED: 300 FT N. ON MADISON AVE



EXISTING WEST (6)



PROPOSED: 300 FT WEST ON 5TH AVE

ROOFTOP MECHANICAL UNITS



PHOTO OF MOCK-UP (7)

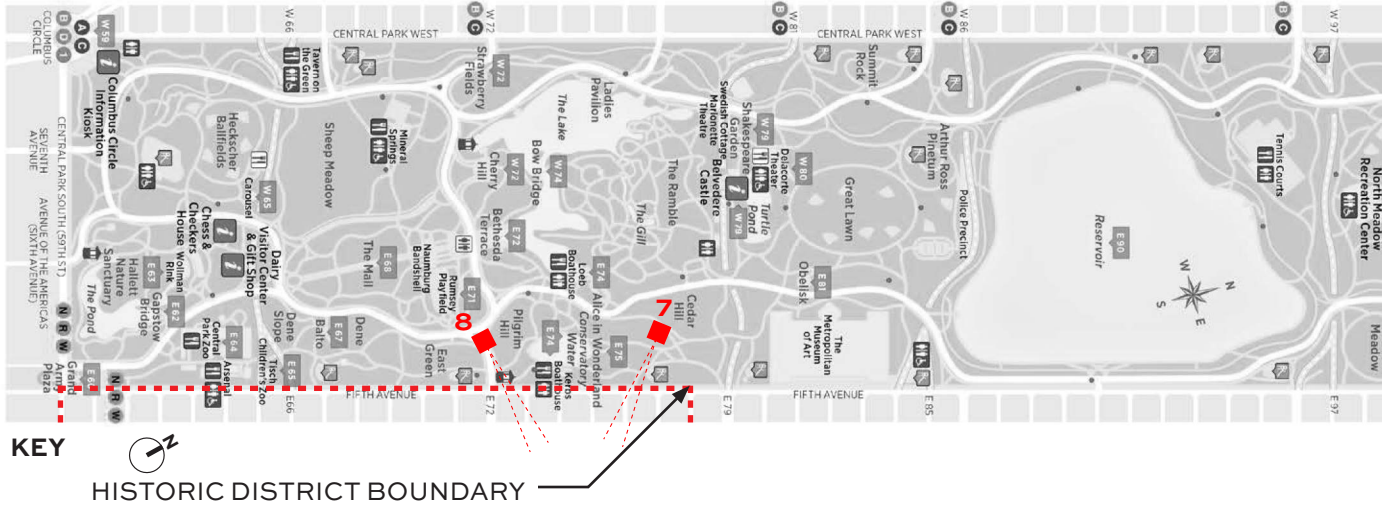


PHOTO OF MOCK-UP (8)



VIEW SOUTHEAST FROM PARK
EXISTING (7)



EXISTING



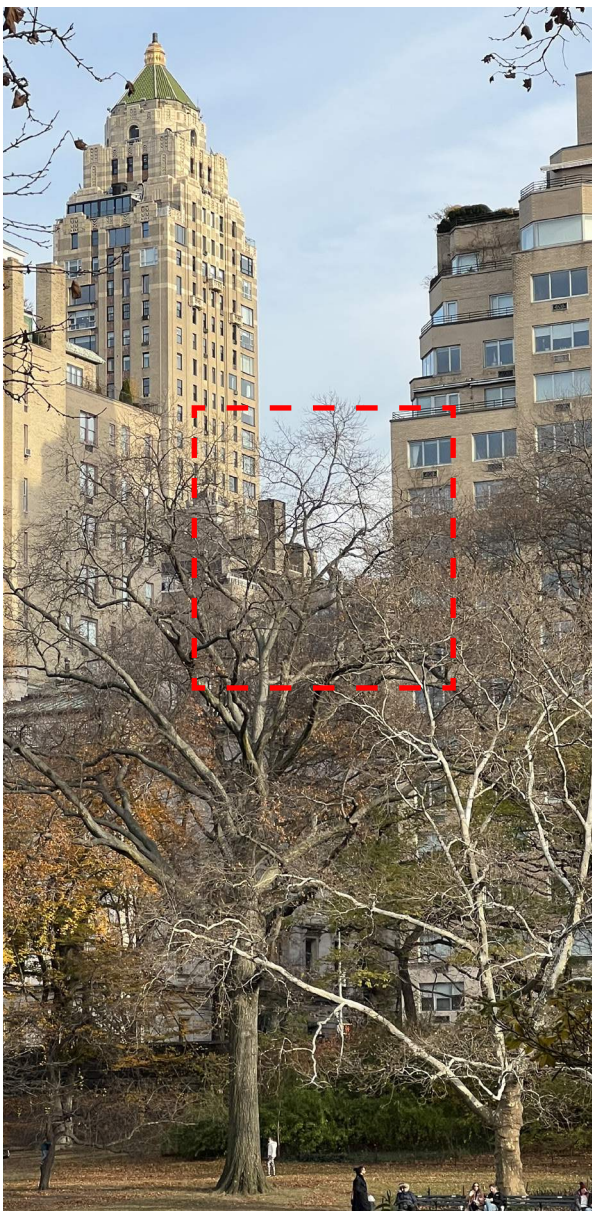
PROPOSED



EXISTING



PROPOSED



VIEW NORTHEAST FROM PARK
EXISTING (8)

ROOFTOP MECHANICAL UNITS

20 EAST 76TH STREET



PHOTO OF MOCK-UP (11)

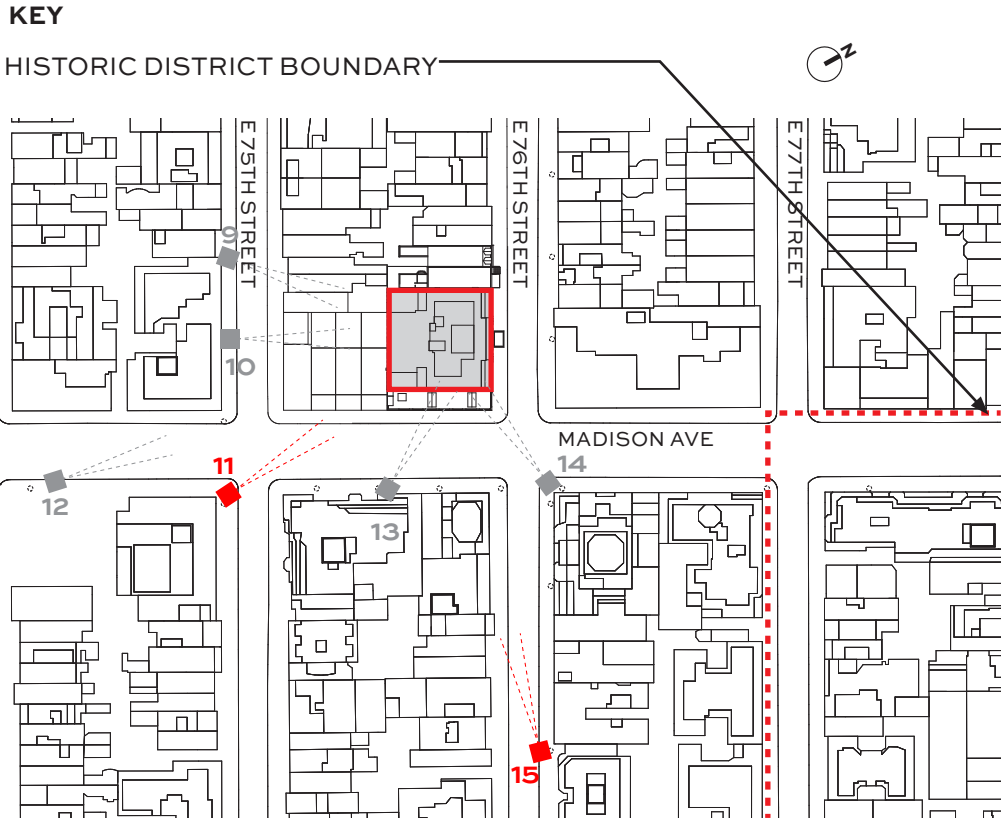


PHOTO OF MOCK-UP (15)



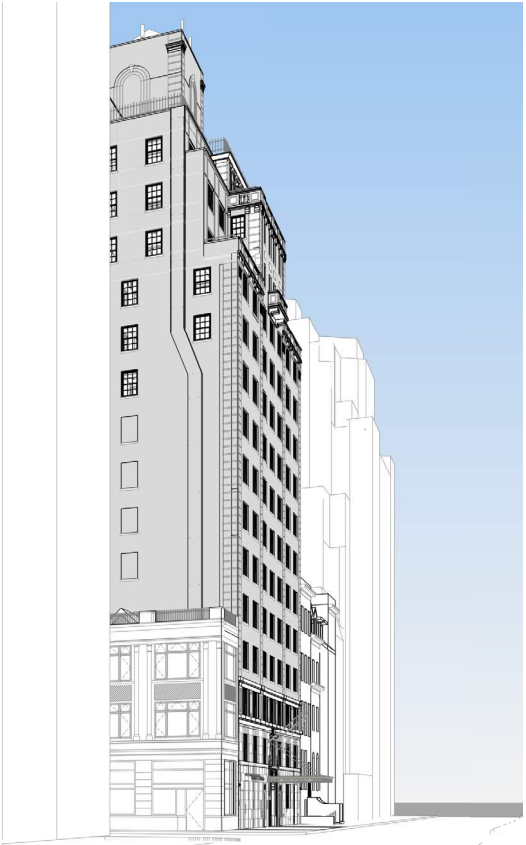
EXISTING SOUTH/EAST (11)



PROPOSED: 160 FT SOUTH ON MADISON AVE.



EXISTING EAST/NORTH (15)



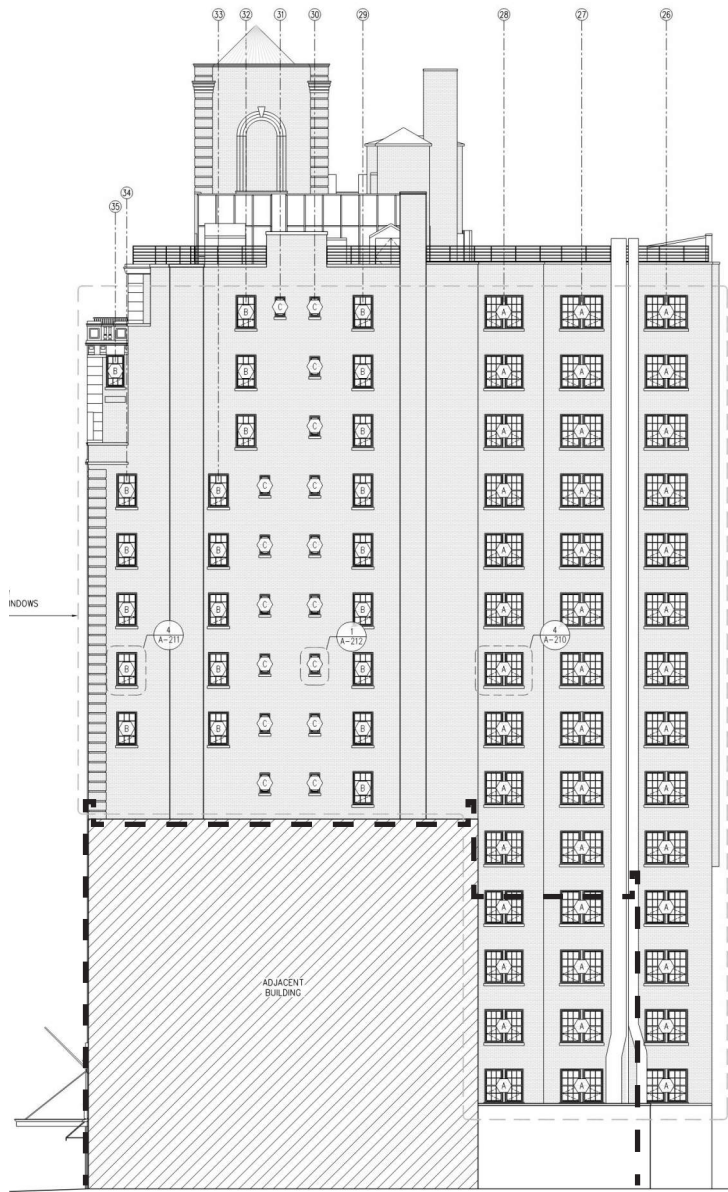
PROPOSED: 350 FT EAST-E 76TH ST

ROOFTOP MECHANICAL UNITS

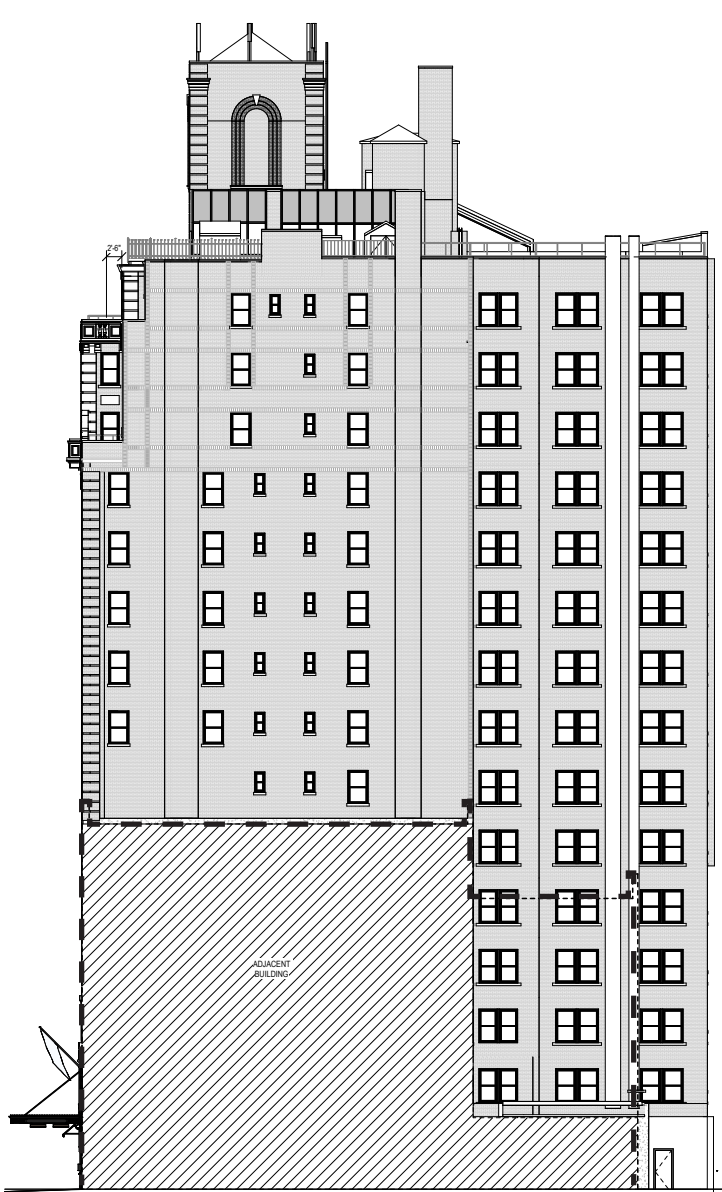
WEST LOT LINE WALL MODIFICATIONS



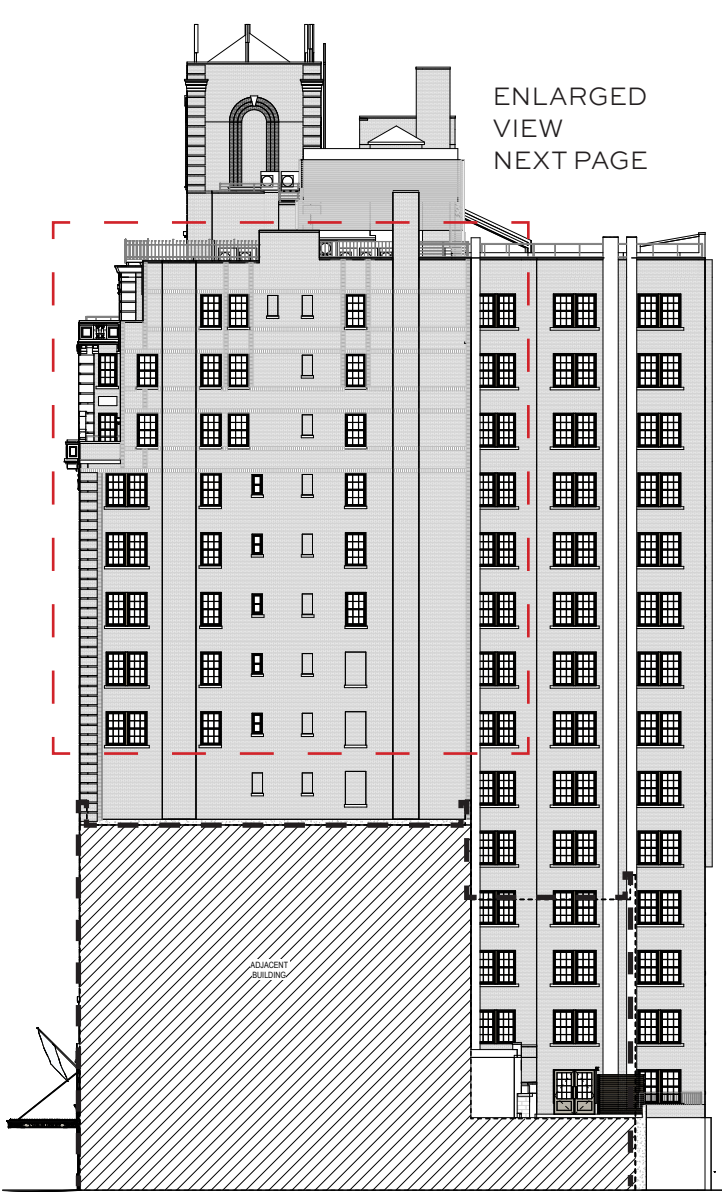
STREET VIEW FROM E 76TH STREET



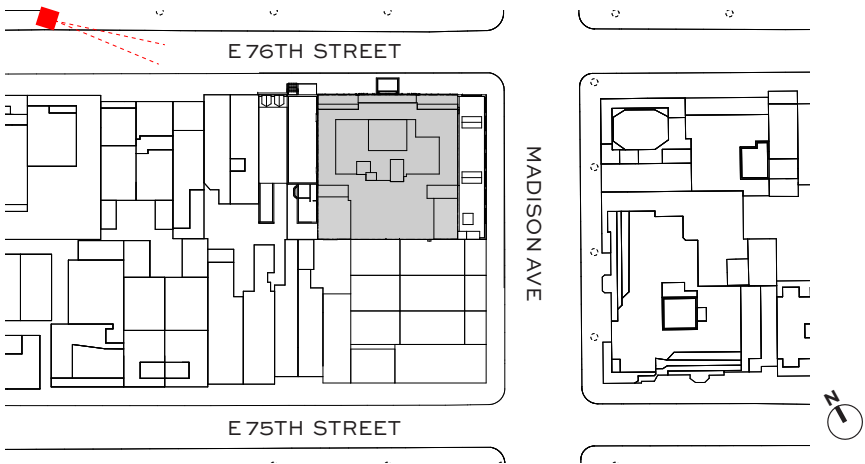
STAFF APPROVED WINDOW REPLACEMENT 08.09.2022



EXISTING WEST ELEVATION



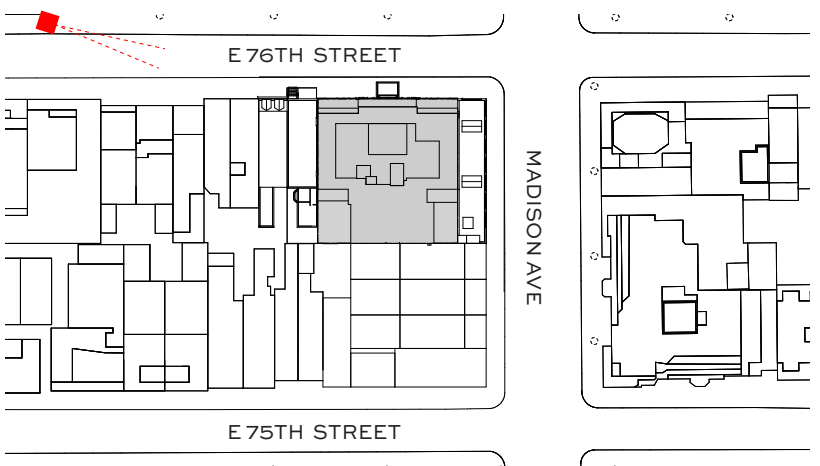
PROPOSED WEST ELEVATION



LOT LINE WALL MODIFICATIONS - WEST



STREET VIEW FROM E 76TH STREET



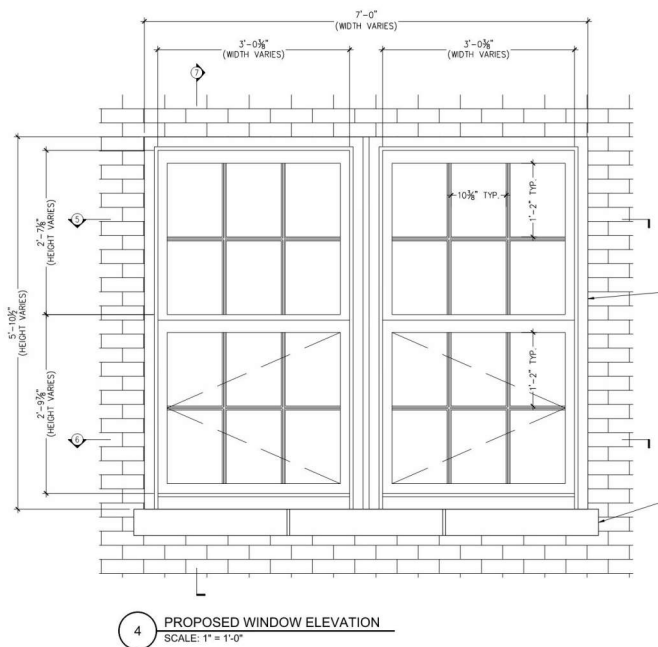
240 FT EAST FROM E 76TH STREET



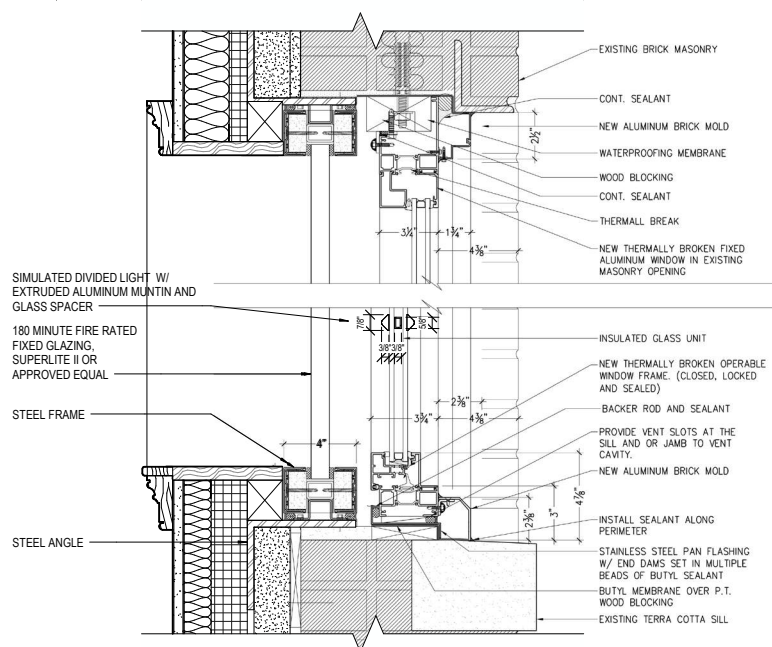
ENLARGED DETAIL OF WESTERN LOT LINE WALL

LOT LINE WALL MODIFICATIONS - WEST

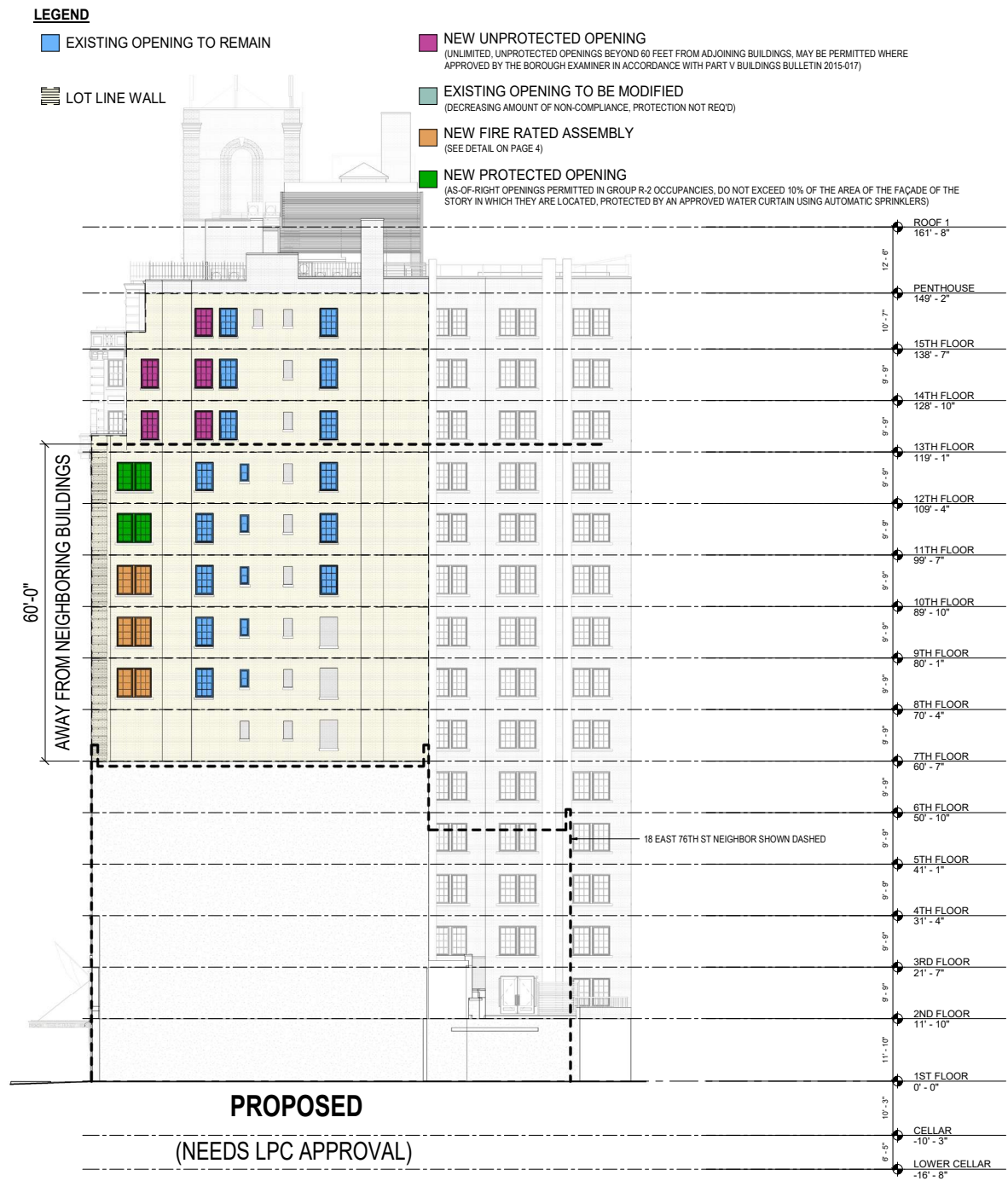
APPENDIX



PROPOSED ELEVATION - FIRE RATED WINDOW

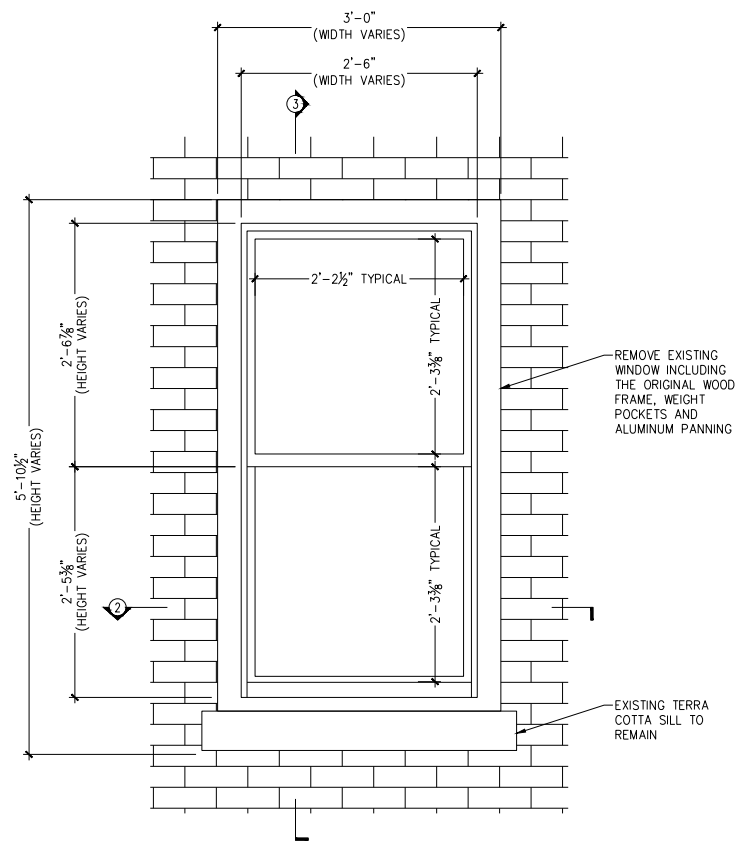


FIRE RATED ASSEMBLY SECTION DETAILS

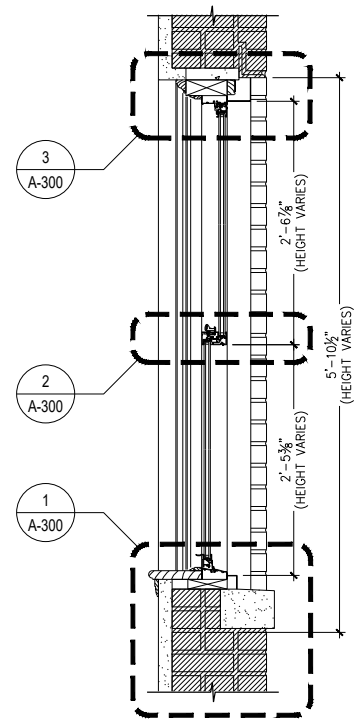


LOT LINE WALL - WEST

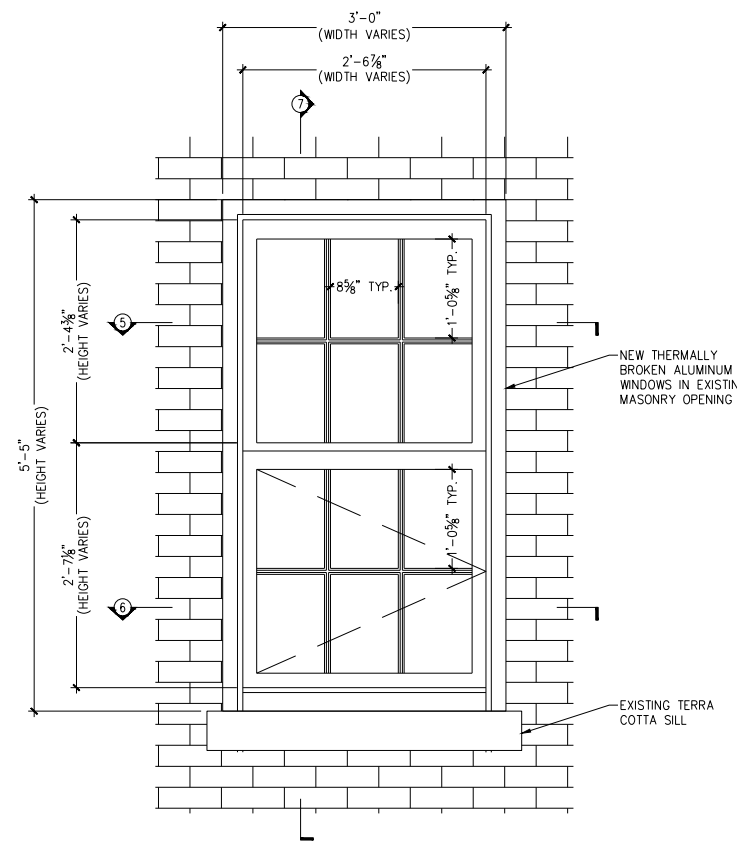
FIRE RATED LOT LINE WINDOW RELOCATIONS



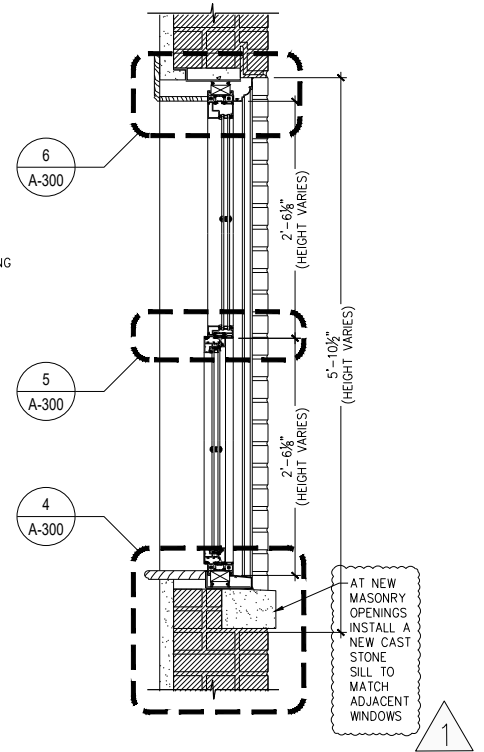
1 EXISTING WINDOW ELEVATION
SCALE: 1" = 1'-0"



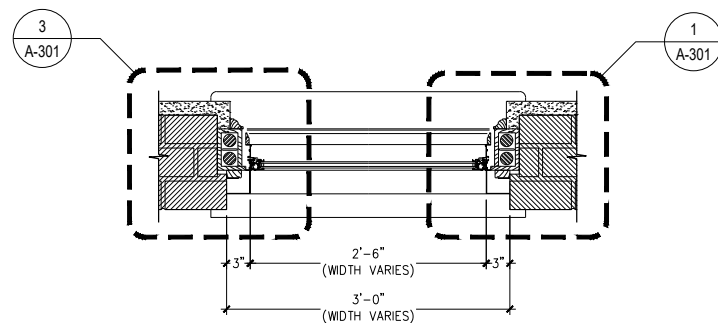
3 EXISTING WINDOW SECTION
SCALE: 1" = 1'-0"



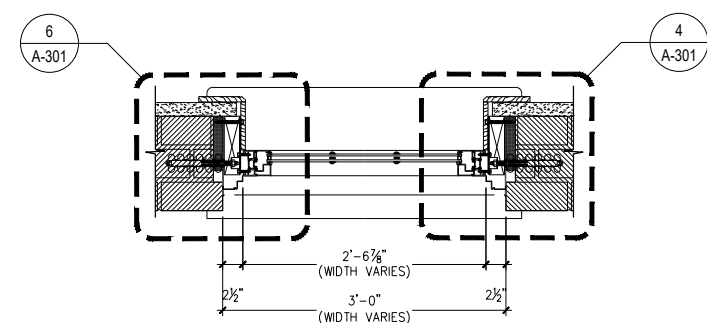
4 PROPOSED WINDOW ELEVATION
SCALE: 1" = 1'-0"



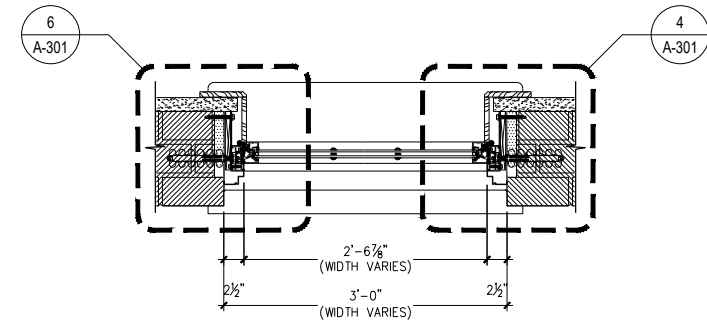
7 PROPOSED WINDOW SECTION
SCALE: 1" = 1'-0"



2 EXISTING WINDOW PLAN
SCALE: 1" = 1'-0"



5 PROPOSED WINDOW PLAN - FIXED
SCALE: 1" = 1'-0"

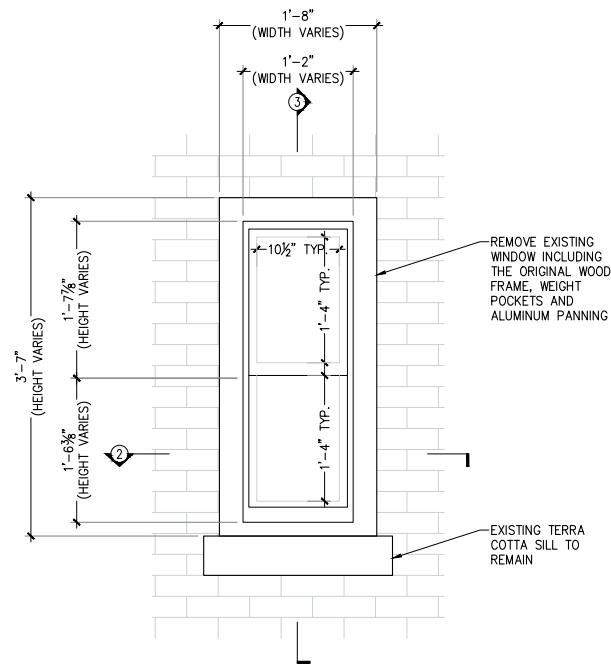


6 PROPOSED WINDOW PLAN - CASEMENT
SCALE: 1" = 1'-0"

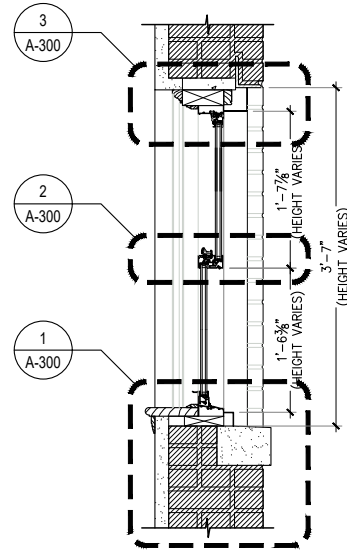
WINDOW GLAZING CALCULATIONS:	
1. EXISTING GLASS AREA:	724 SQ. IN.
2. PROPOSED GLASS AREA:	651 SQ. IN.
3. EXISTING AREA - PROPOSED AREA:	724 SQ. IN. - 651 SQ. IN. = 73 SQ. IN.
4. PERCENTAGE DIFFERENCE:	$(73 \text{ SQ. IN.} / 724 \text{ SQ. IN.}) \times 100 = 10\% \text{ DECREASE IN GLAZED AREA}$

- NOTES:
1. ARCHITECT SHALL INSPECT ALL WATERPROOFING AND SEALANT INSTALLATION.
 2. REMOVE EXISTING WINDOWS INCLUDING ORIGINAL WOOD FRAME AND WEIGHT POCKETS.
 3. PARGE EXISTING MASONRY AT JAMBS PRIOR TO WATERPROOFING AND NEW WINDOW INSTALLATION.
 4. BRICK MOLD PROFILE TO MATCH EXISTING.

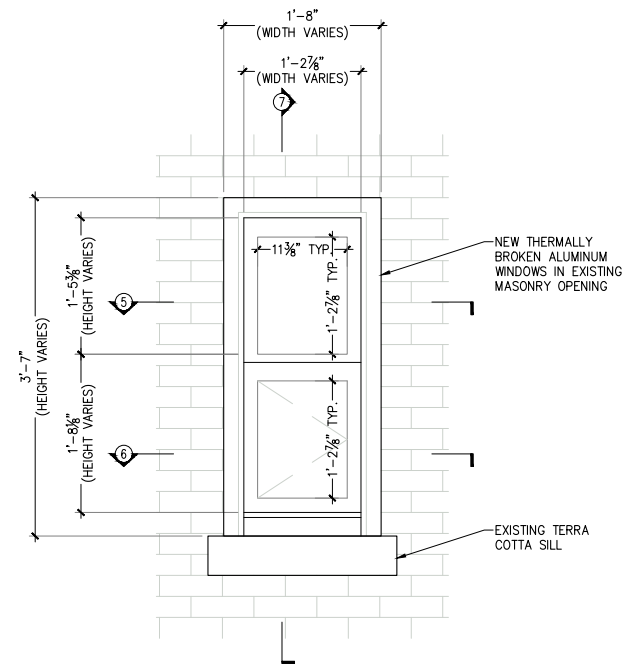
TYPICAL WINDOW DETAILS



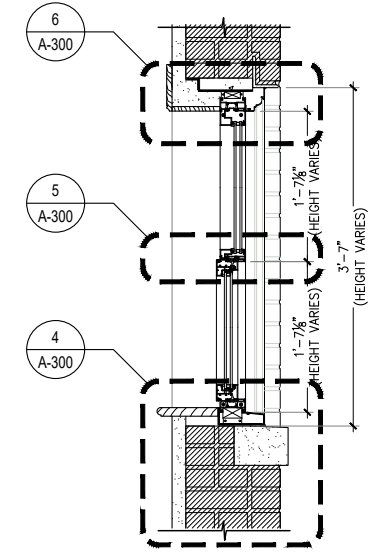
1 EXISTING WINDOW ELEVATION
SCALE: 1" = 1'-0"



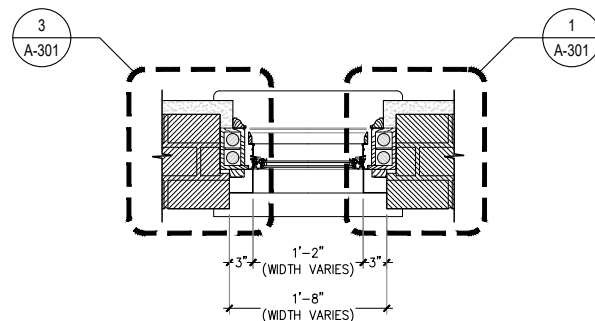
3 EXISTING WINDOW SECTION
SCALE: 1" = 1'-0"



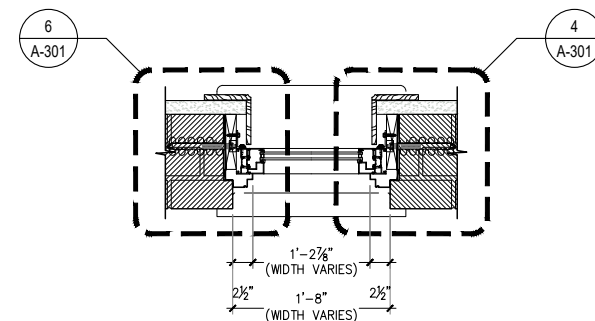
4 PROPOSED WINDOW ELEVATION
SCALE: 1" = 1'-0"



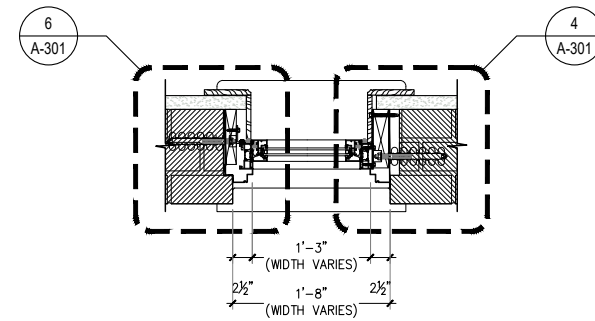
7 PROPOSED WINDOW SECTION
SCALE: 1" = 1'-0"



2 EXISTING WINDOW PLAN
SCALE: 1" = 1'-0"



5 PROPOSED WINDOW PLAN - FIXED
SCALE: 1" = 1'-0"

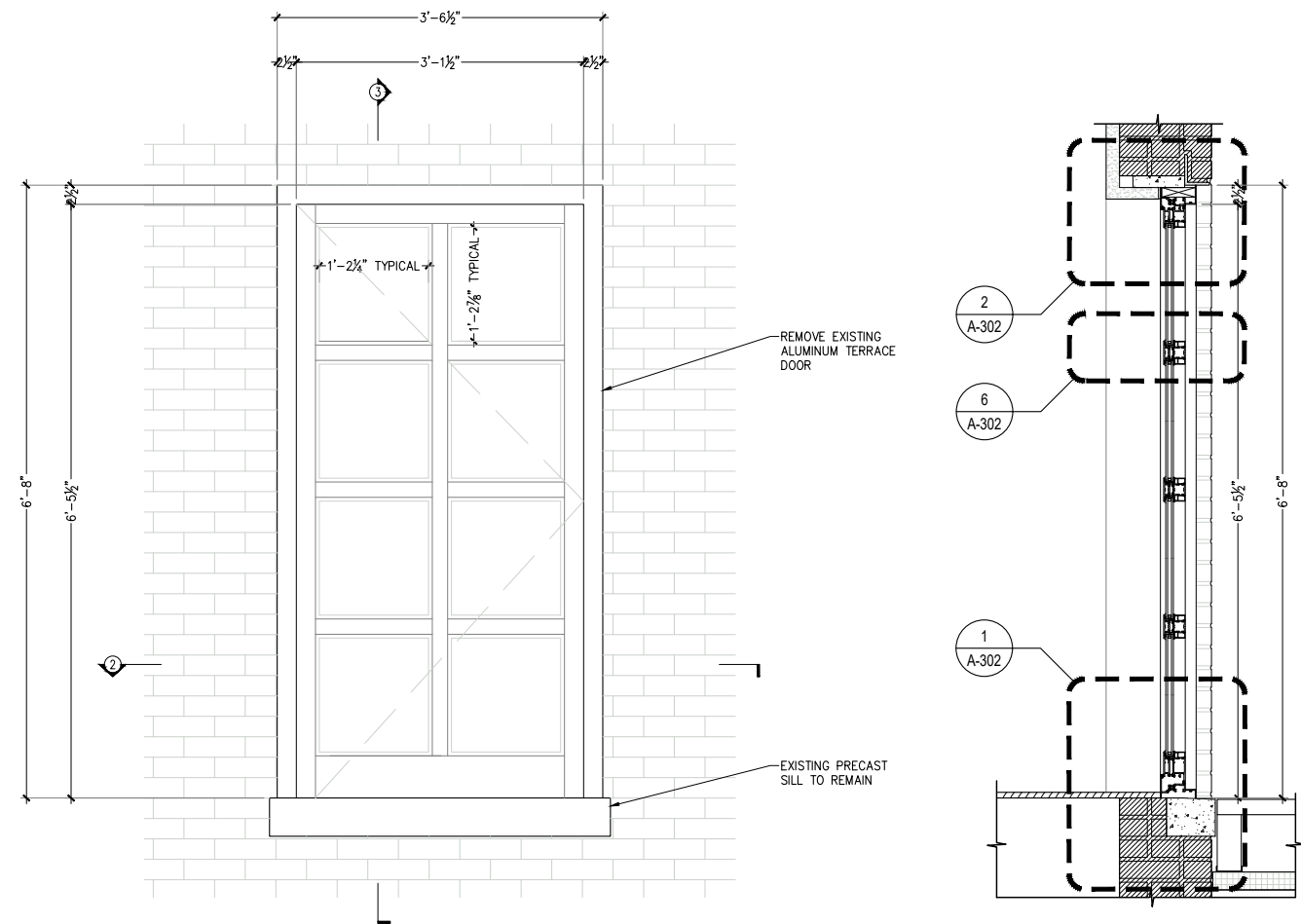


6 PROPOSED WINDOW PLAN - CASEMENT
SCALE: 1" = 1'-0"

WINDOW GLAZING CALCULATIONS:	
1. EXISTING GLASS AREA:	168 SQ. IN.
2. PROPOSED GLASS AREA:	170 SQ. IN.
3. EXISTING AREA - PROPOSED AREA:	2 SQ. IN.
4. PERCENTAGE DIFFERENCE:	2 SQ. IN./168 SQ. IN.) X 100 = 1% INCREASE IN GLAZED AREA

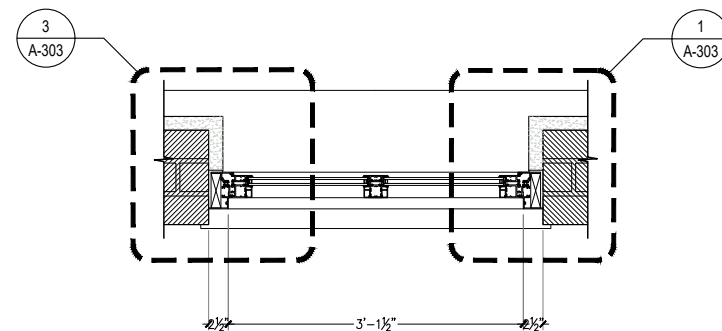
- NOTES:
1. ARCHITECT SHALL INSPECT ALL WATERPROOFING AND SEALANT INSTALLATION.
 2. REMOVE EXISTING WINDOWS INCLUDING ORIGINAL WOOD FRAME AND WEIGHT POCKETS.
 3. PARGE EXISTING MASONRY AT JAMBS PRIOR TO WATERPROOFING AND NEW WINDOW INSTALLATION.
 4. BRICK MOLD PROFILE TO MATCH EXISTING.

TYPICAL WINDOW DETAILS



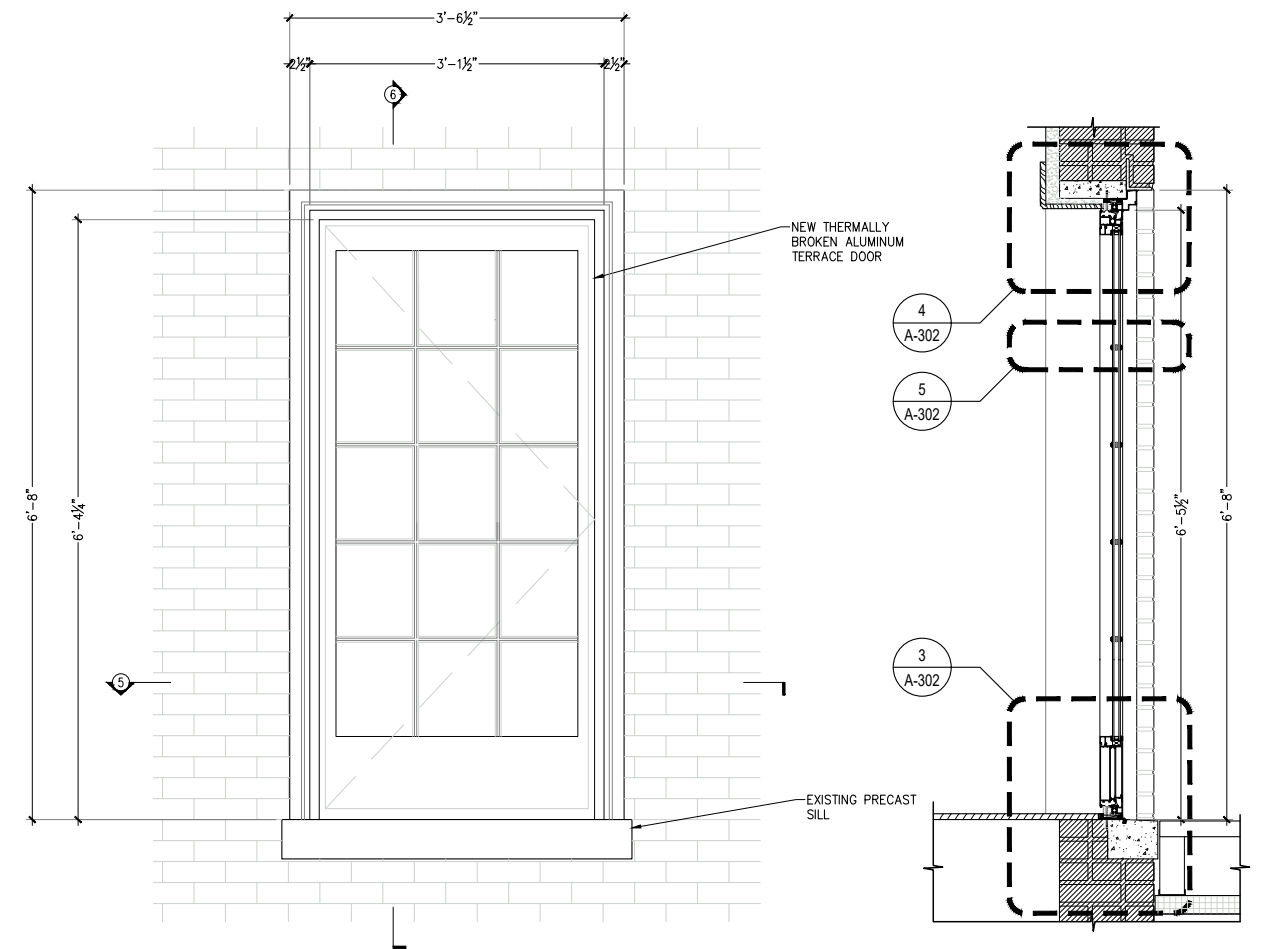
1 EXISTING DOOR ELEVATION
SCALE: 1" = 1'-0"

3 EXISTING DOOR SECTION
SCALE: 1" = 1'-0"



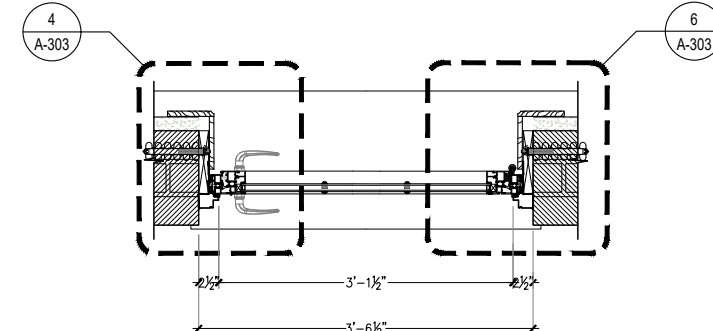
2 EXISTING DOOR PLAN
SCALE: 1" = 1'-0"

DOOR GLAZING CALCULATIONS:	
1. EXISTING GLASS AREA:	1,695 SQ. IN.
2. PROPOSED GLASS AREA:	1,770 SQ. IN.
3. PROPOSED AREA - EXISTING AREA:	
1,770 SQ. IN. - 1,695 SQ. IN. =	75 SQ. IN.
4. PERCENTAGE DIFFERENCE:	
$(75 \text{ SQ. IN.} / 1,695 \text{ SQ. IN.}) \times 100 = 4.4\% \text{ INCREASE IN GLAZED AREA}$	



4 PROPOSED DOOR ELEVATION
SCALE: 1" = 1'-0"

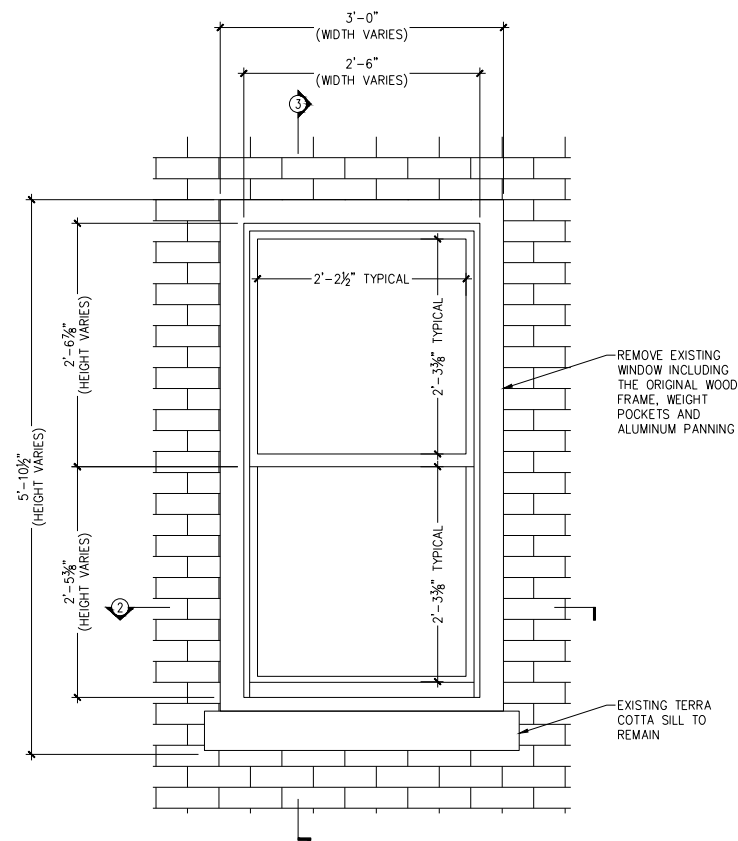
6 PROPOSED DOOR SECTION
SCALE: 1" = 1'-0"



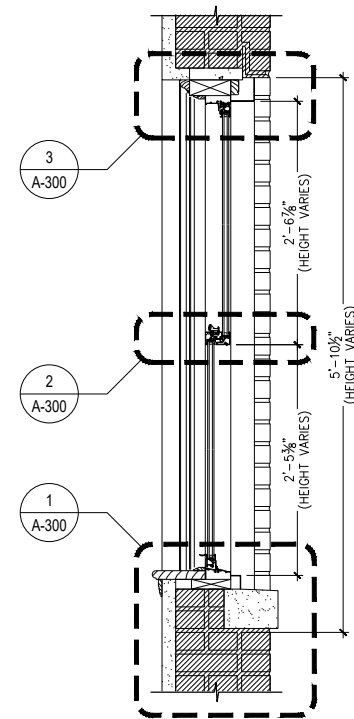
5 PROPOSED DOOR PLAN
SCALE: 1" = 1'-0"

- NOTES:
1. ARCHITECT SHALL INSPECT ALL WATERPROOFING AND SEALANT INSTALLATION.
 2. REMOVE EXISTING WINDOWS INCLUDING ORIGINAL WOOD FRAME AND WEIGHT POCKETS.
 3. PARGE EXISTING MASONRY AT JAMBS PRIOR TO WATERPROOFING AND NEW WINDOW INSTALLATION.
 4. BRICK MOLD PROFILE TO MATCH EXISTING.

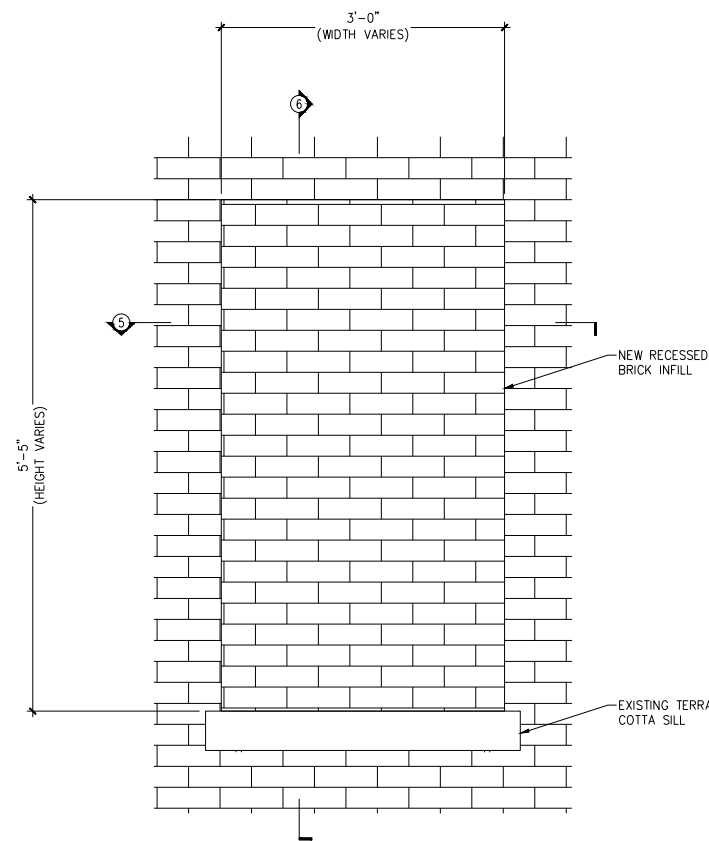
TYPICAL WINDOW DETAILS



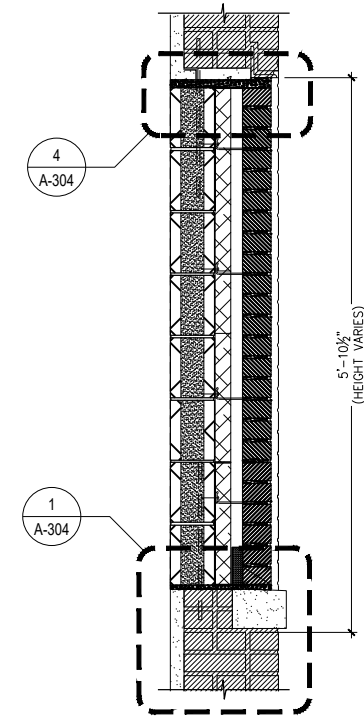
1 EXISTING WINDOW ELEVATION
SCALE: 1" = 1'-0"



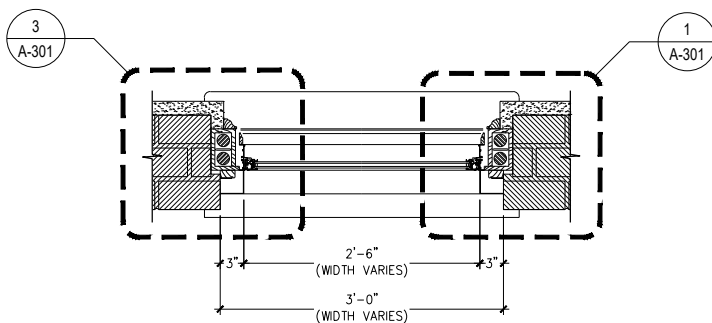
3 EXISTING WINDOW SECTION
SCALE: 1" = 1'-0"



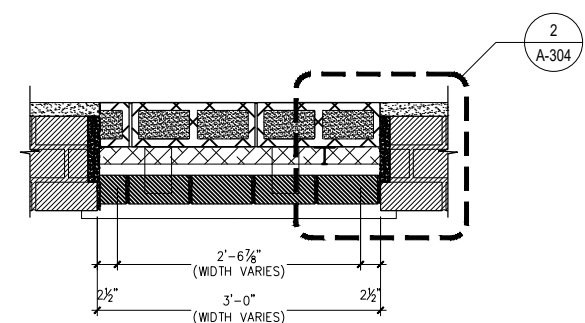
4 PROPOSED WINDOW ELEVATION
SCALE: 1" = 1'-0"



6 PROPOSED WINDOW SECTION
SCALE: 1" = 1'-0"



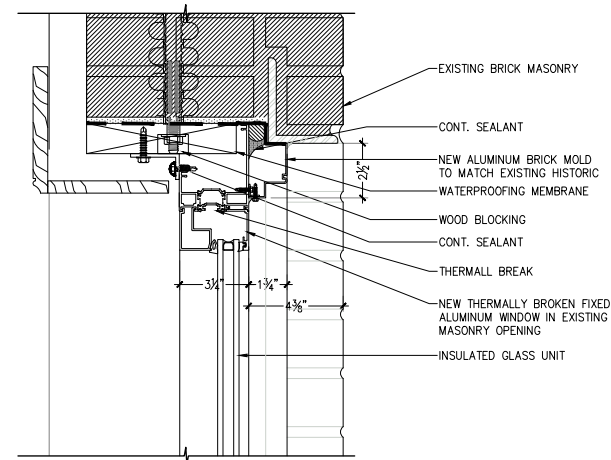
2 EXISTING WINDOW PLAN
SCALE: 1" = 1'-0"



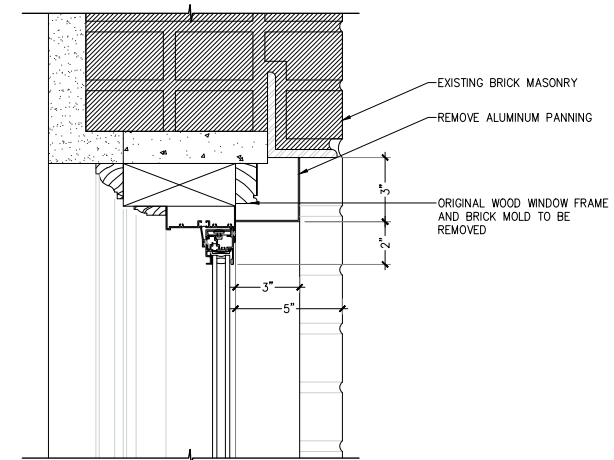
5 PROPOSED WINDOW PLAN - MASONRY INFILL
SCALE: 1" = 1'-0"

- NOTES:
1. ARCHITECT SHALL INSPECT ALL WATERPROOFING AND SEALANT INSTALLATION.
 2. REMOVE EXISTING WINDOWS INCLUDING ORIGINAL WOOD FRAME AND WEIGHT POCKETS.
 3. PARGE EXISTING MASONRY AT JAMBS PRIOR TO WATERPROOFING AND NEW WINDOW INSTALLATION.
 4. BRICK MOLD PROFILE TO MATCH EXISTING.

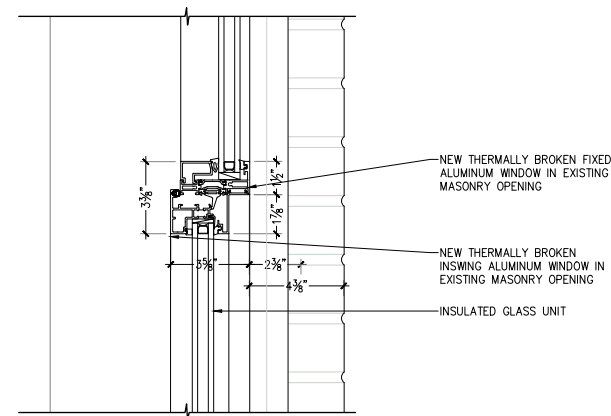
TYPICAL WINDOW DETAILS



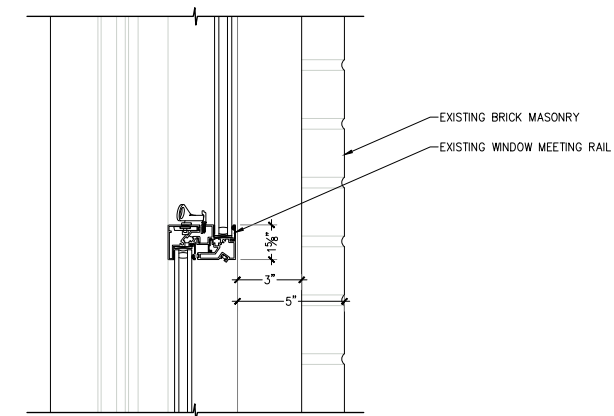
6 PROPOSED WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



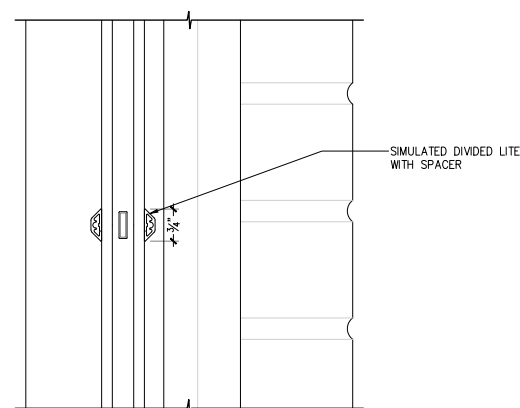
3 EXISTING WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



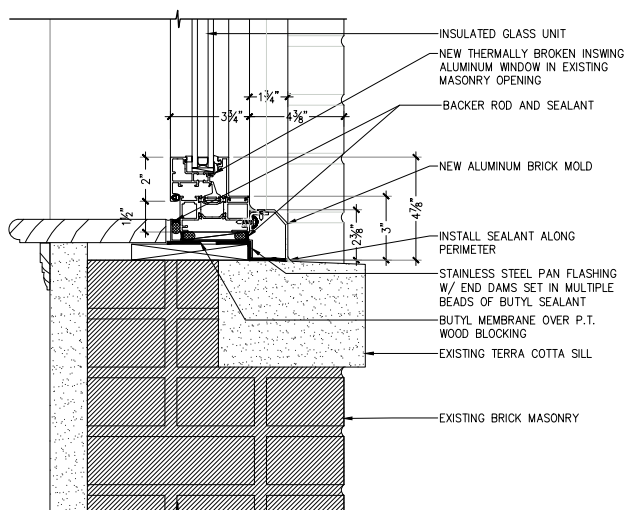
5 PROPOSED MEETING RAIL DETAIL
SCALE: 3" = 1'-0"



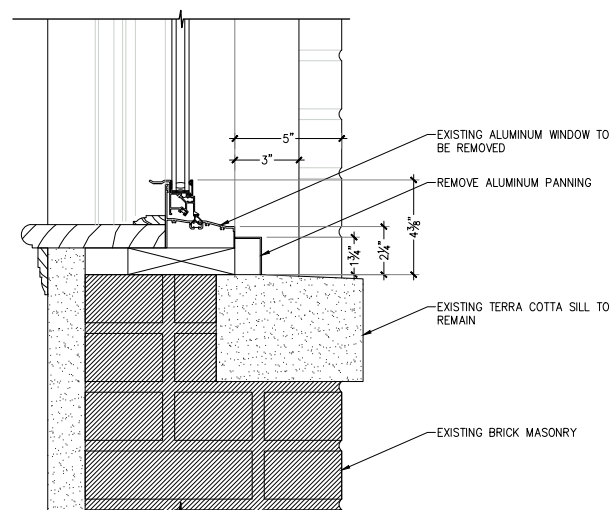
2 EXISTING MEETING RAIL DETAIL
SCALE: 3" = 1'-0"



7 PROPOSED MUNTIN DETAIL
SCALE: 6" = 1'-0"

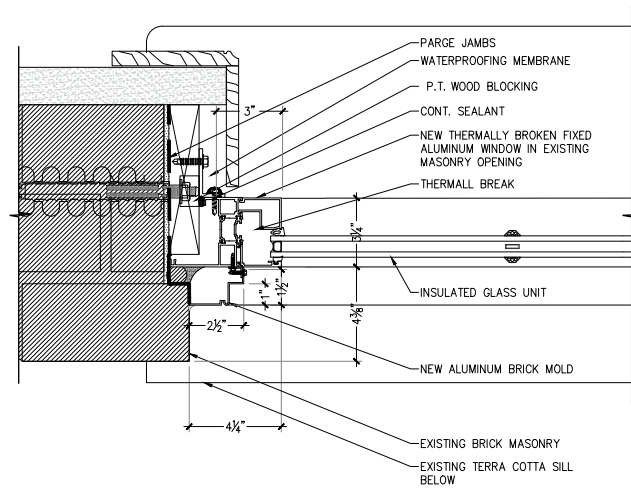


4 PROPOSED SILL DETAIL
SCALE: 3" = 1'-0"

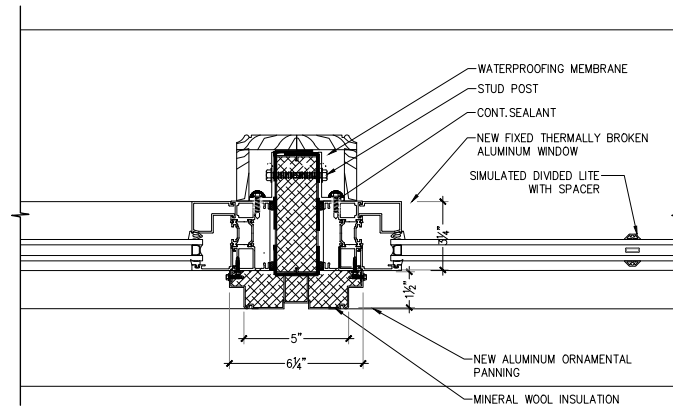


1 EXISTING SILL DETAIL
SCALE: 3" = 1'-0"

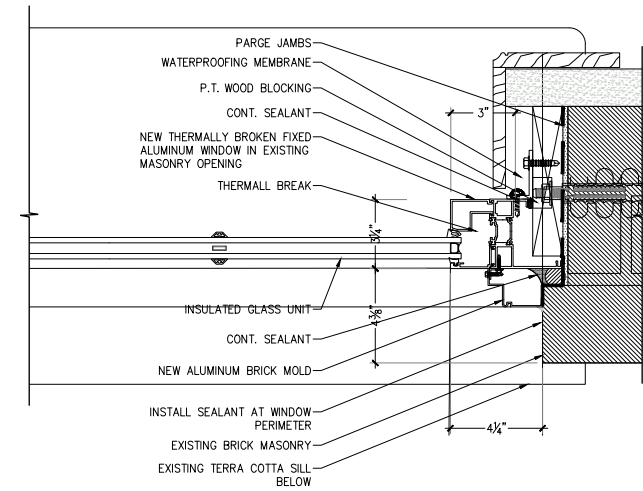
TYPICAL WINDOW DETAILS



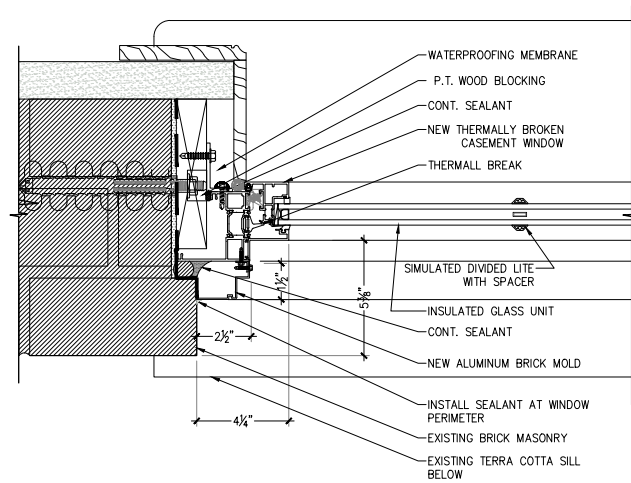
8 PROPOSED JAMB DETAIL - FIXED
SCALE: 3" = 1'-0"



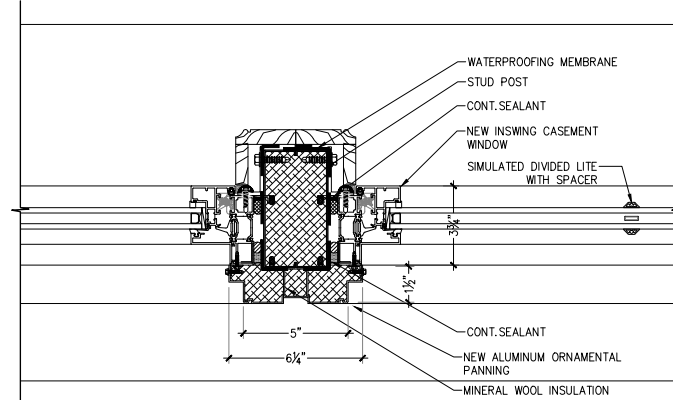
9 PROPOSED MULLION DETAIL - FIXED
SCALE: 3" = 1'-0"



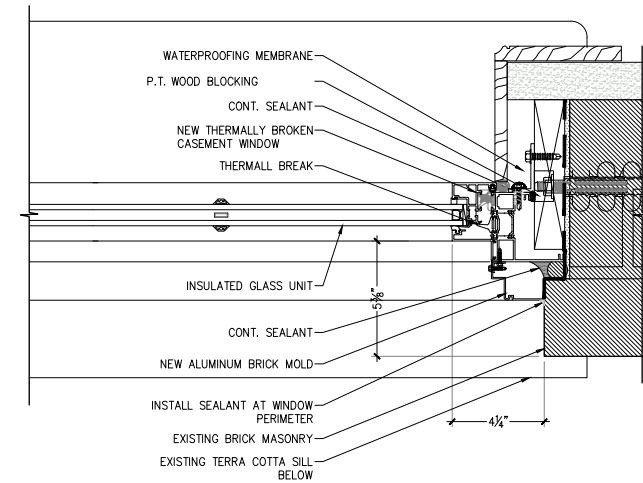
7 PROPOSED JAMB DETAIL - FIXED
SCALE: 3" = 1'-0"



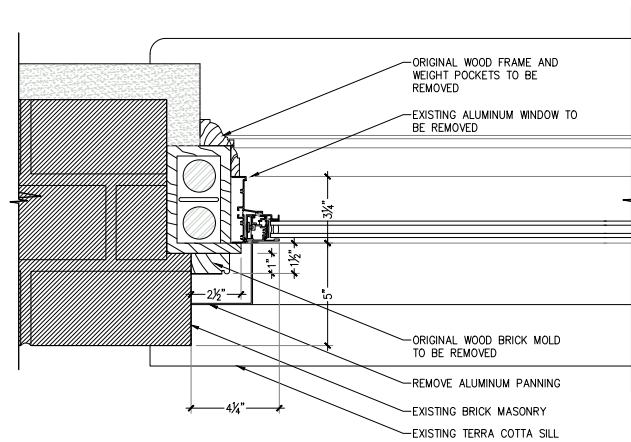
6 PROPOSED JAMB DETAIL - CASEMENT
SCALE: 3" = 1'-0"



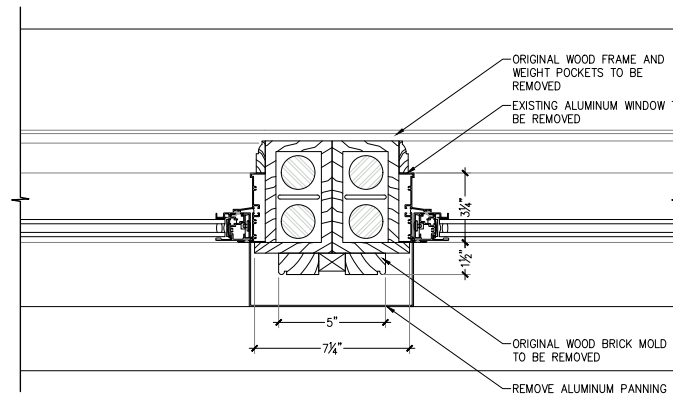
5 PROPOSED MULLION DETAIL - CASEMENT
SCALE: 3" = 1'-0"



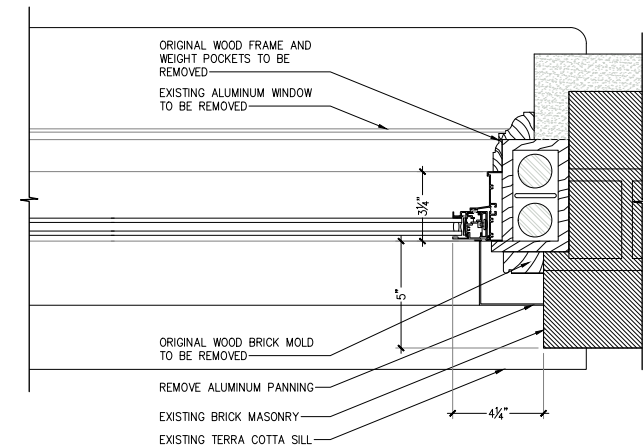
4 PROPOSED JAMB DETAIL - CASEMENT
SCALE: 3" = 1'-0"



3 EXISTING JAMB DETAIL
SCALE: 3" = 1'-0"



2 EXISTING MULLION DETAIL
SCALE: 3" = 1'-0"

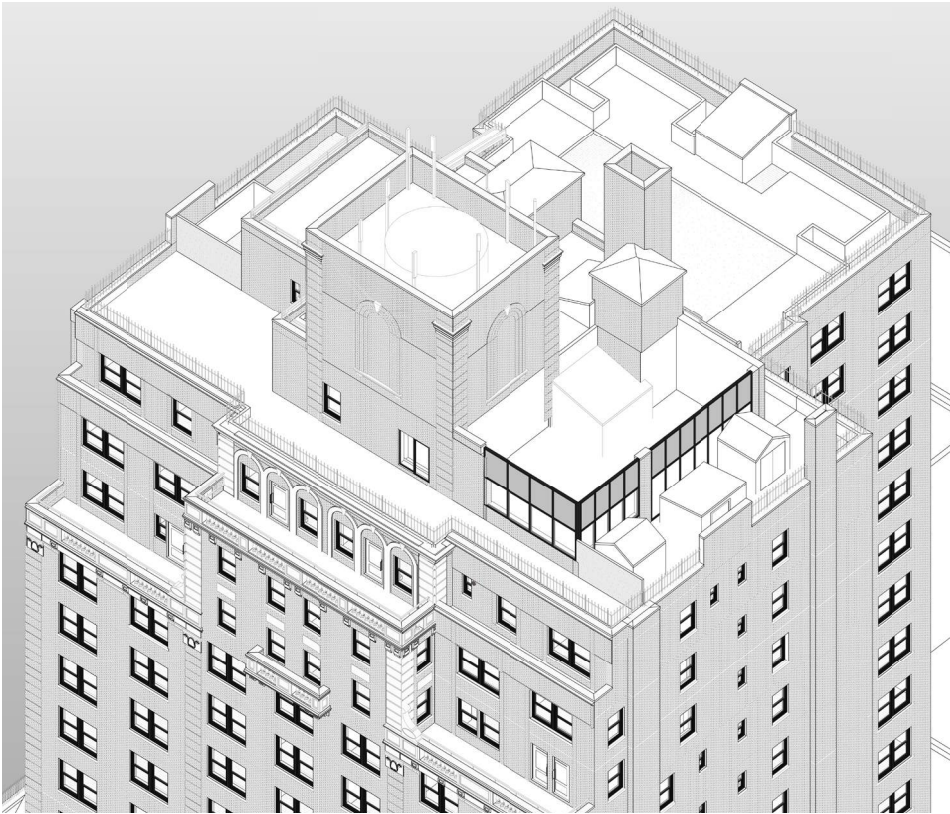


1 EXISTING JAMB DETAIL
SCALE: 3" = 1'-0"

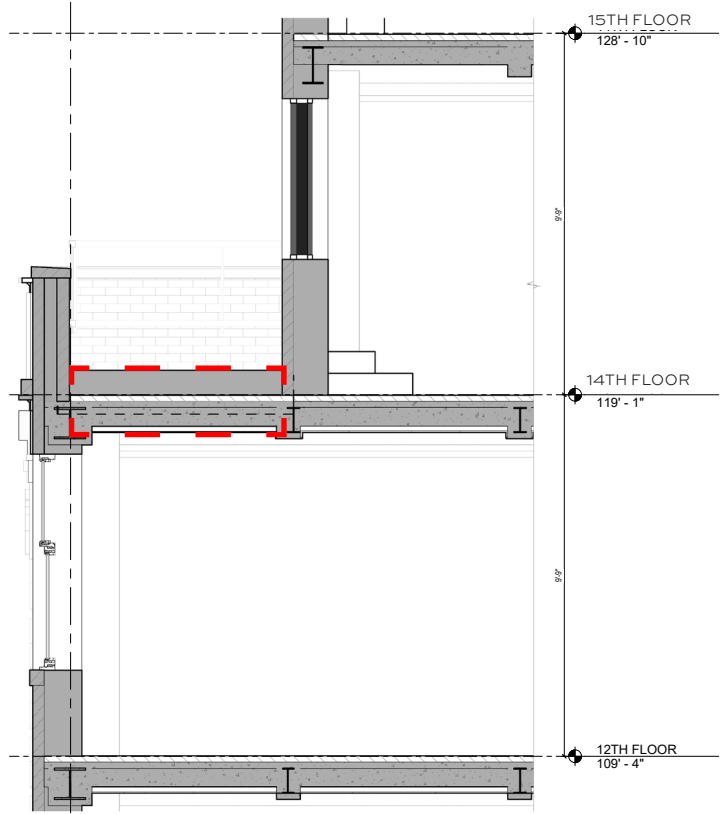
TYPICAL WINDOW DETAILS



EXISTING UPPER FLOOR



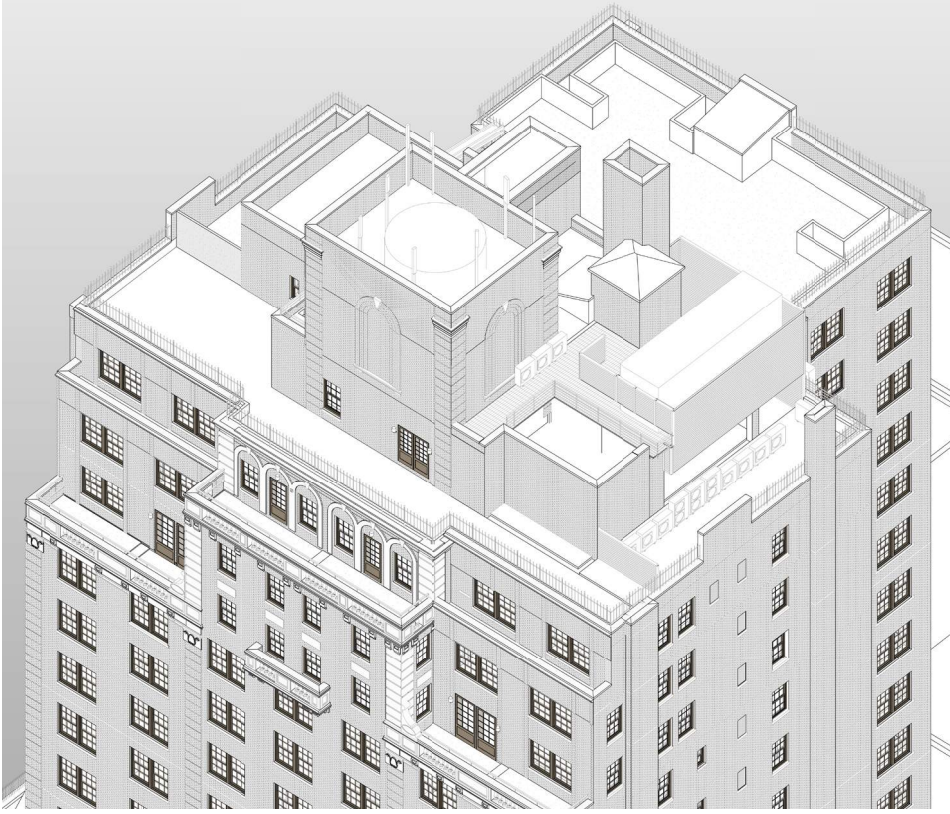
AXON VIEW - EXISTING



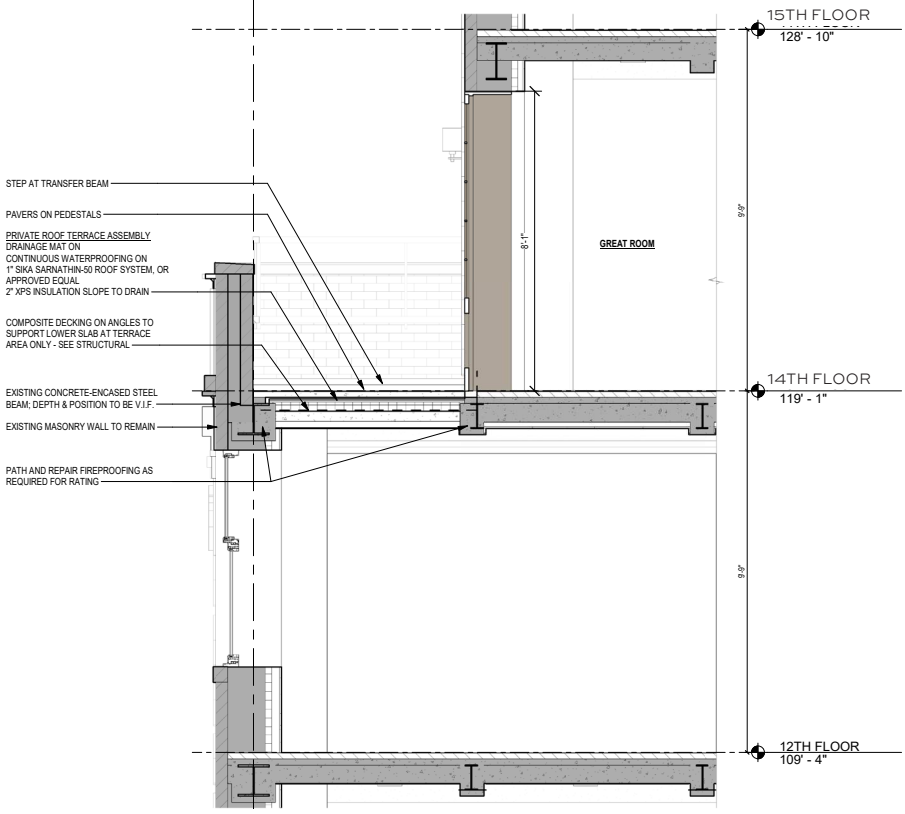
EXISTING WALL SECTION



PROPOSED UPPER FLOOR RENDERING

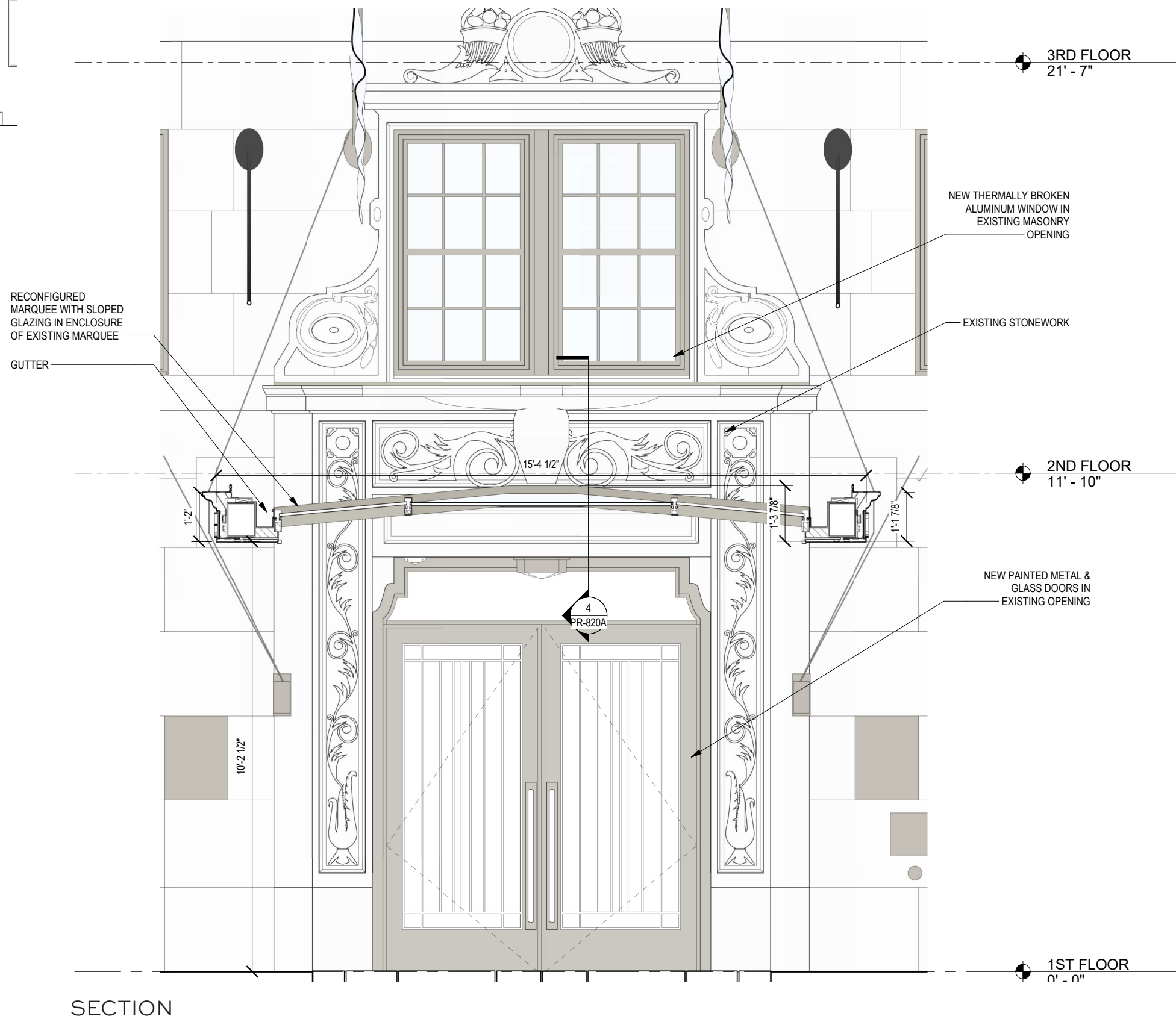
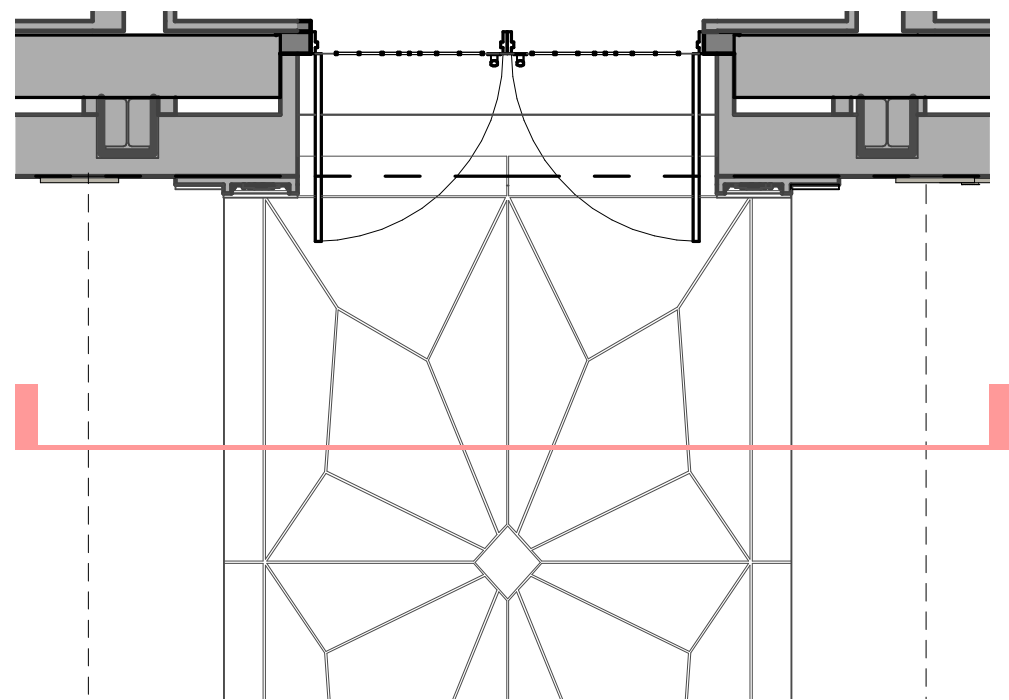
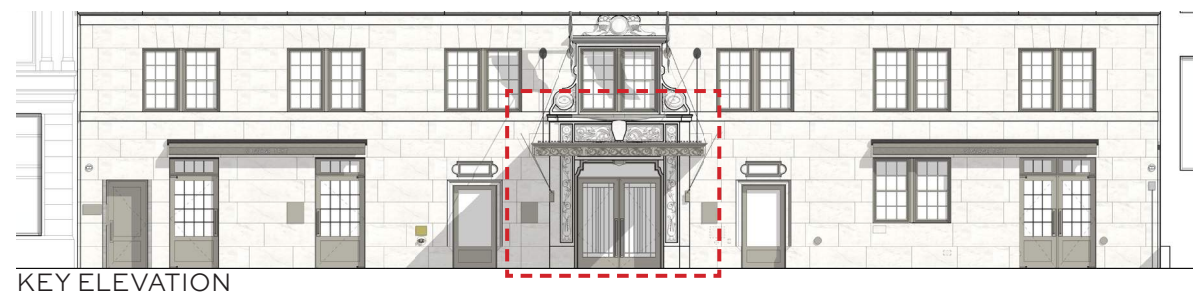


AXON VIEW - PROPOSED

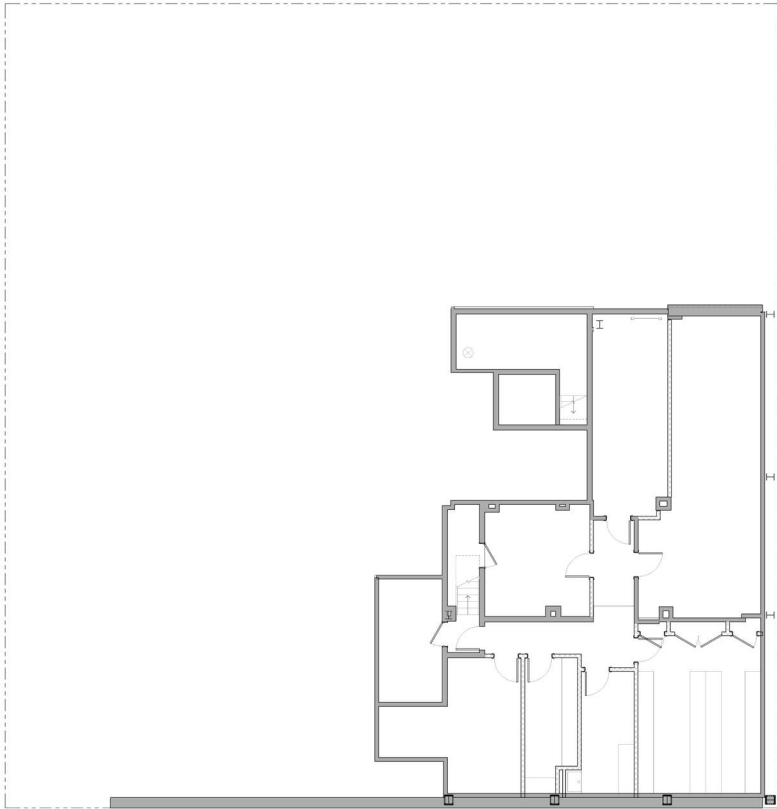


PROPOSED WALL SECTION

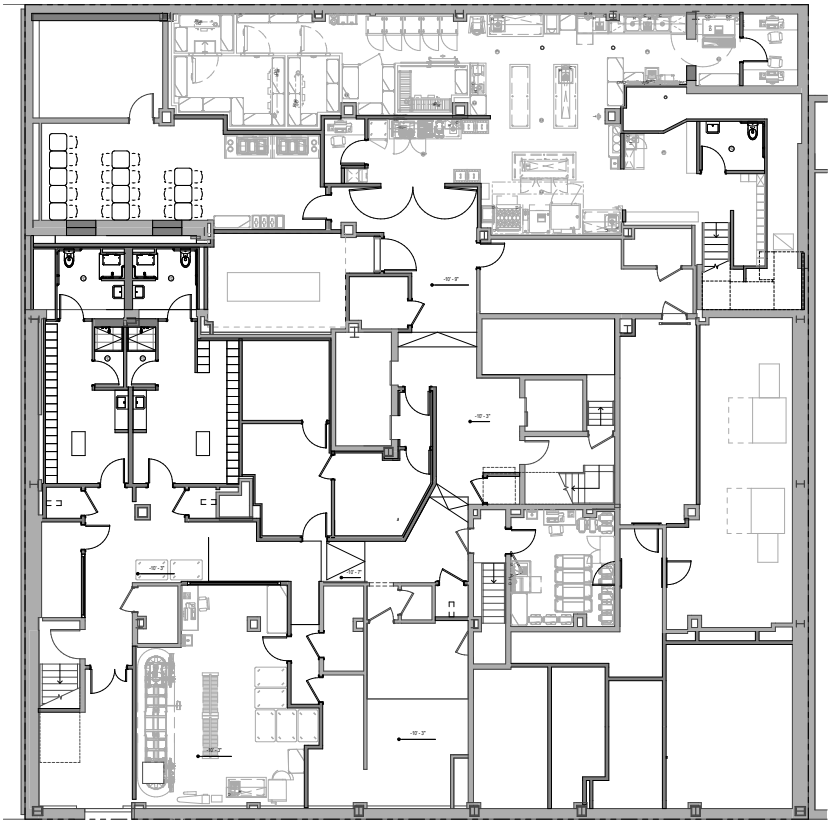
14TH AND 16TH FLOOR TERRACE SLAB REPLACEMENT



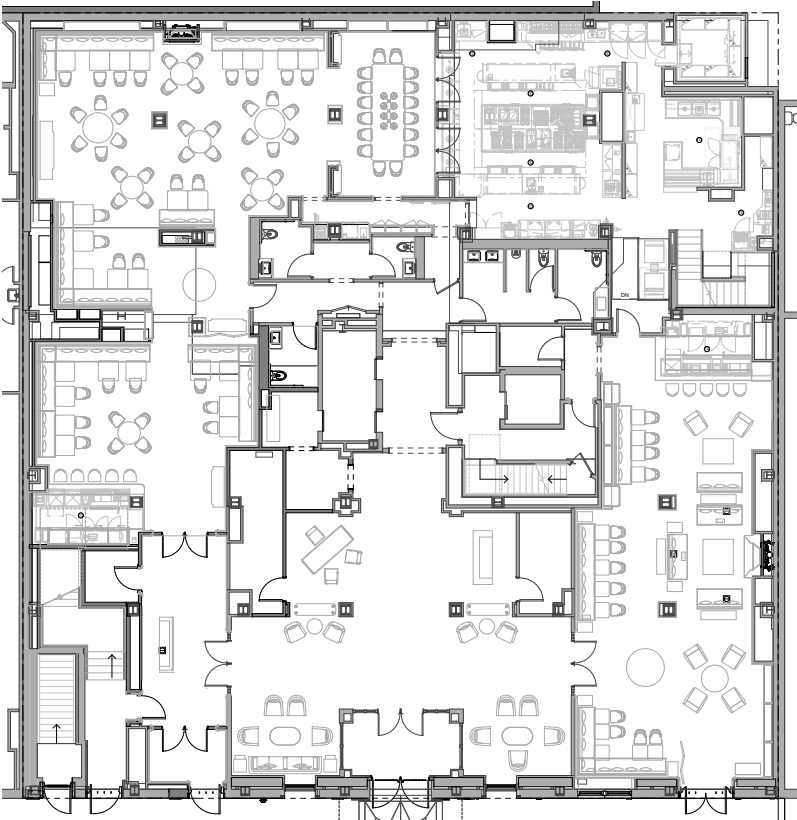
PROPOSED GROUND FLOOR MODIFICATIONS



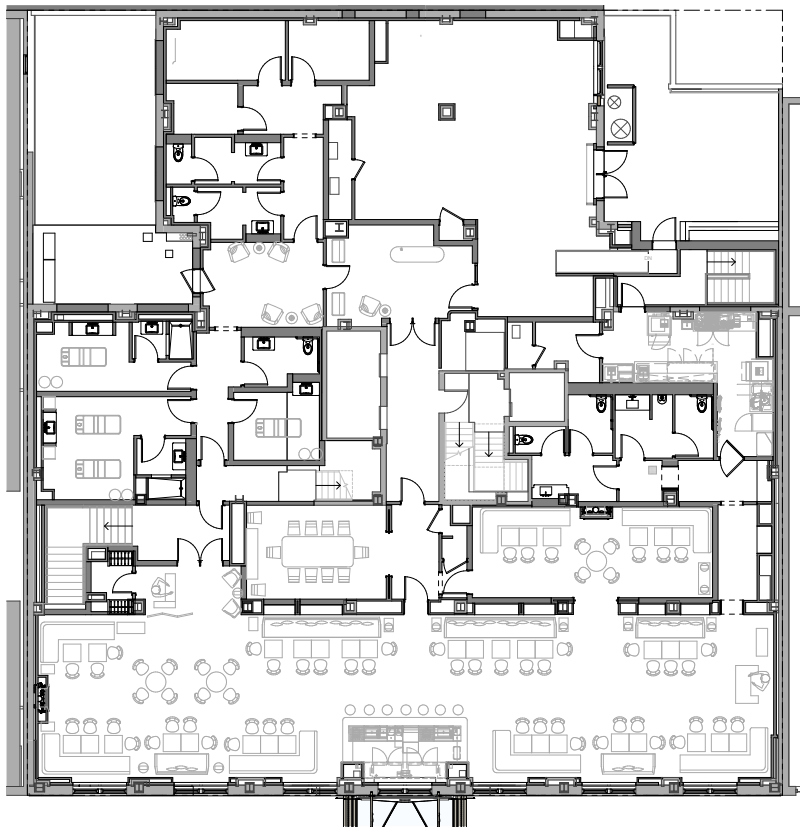
SUB CELLAR



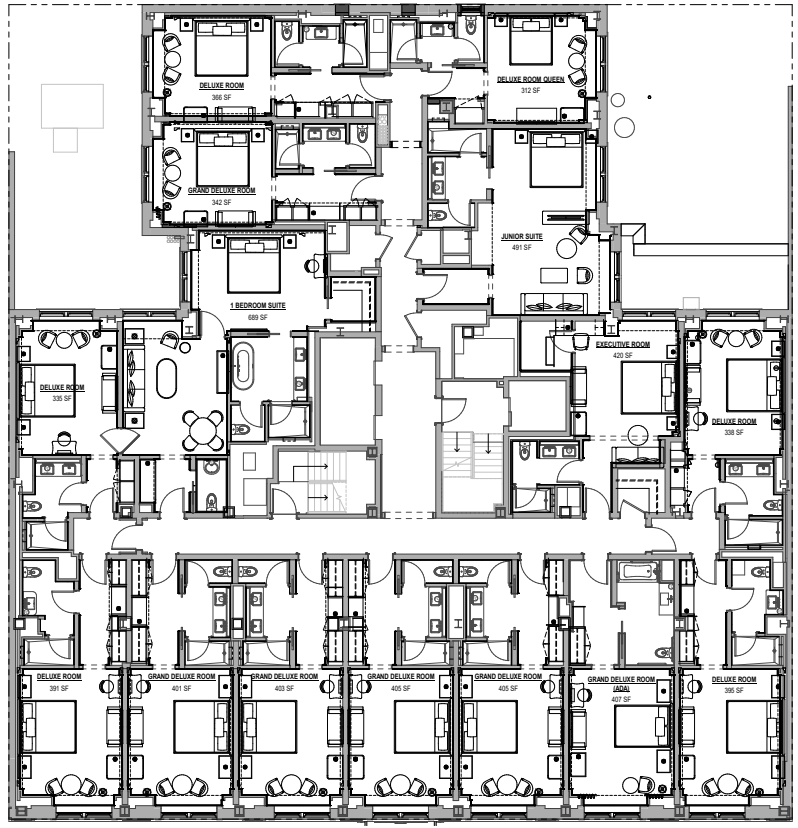
CELLAR



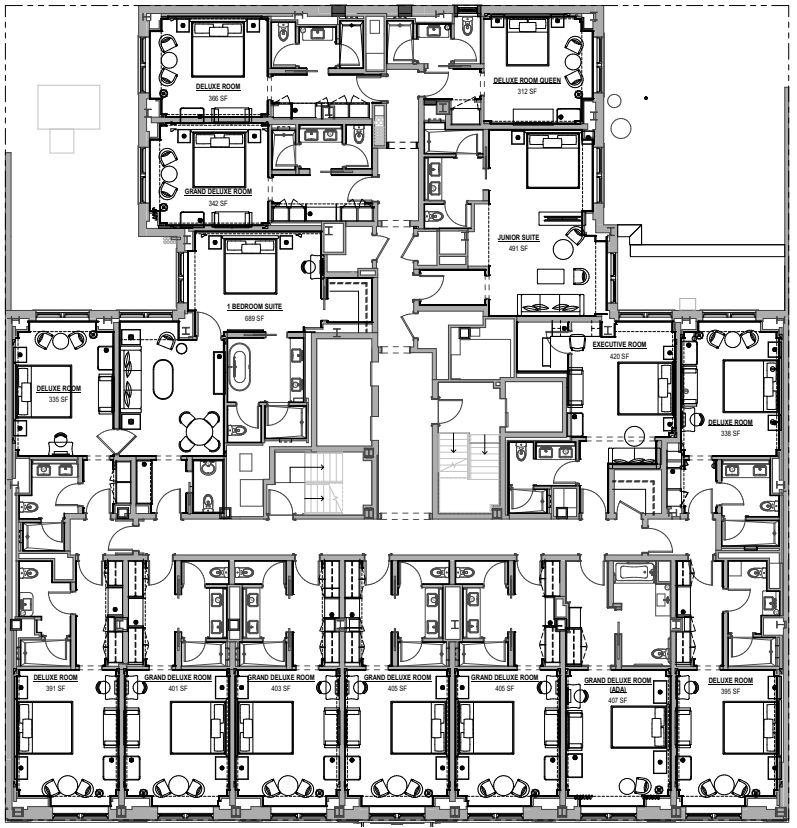
1ST FLOOR



2ND FLOOR



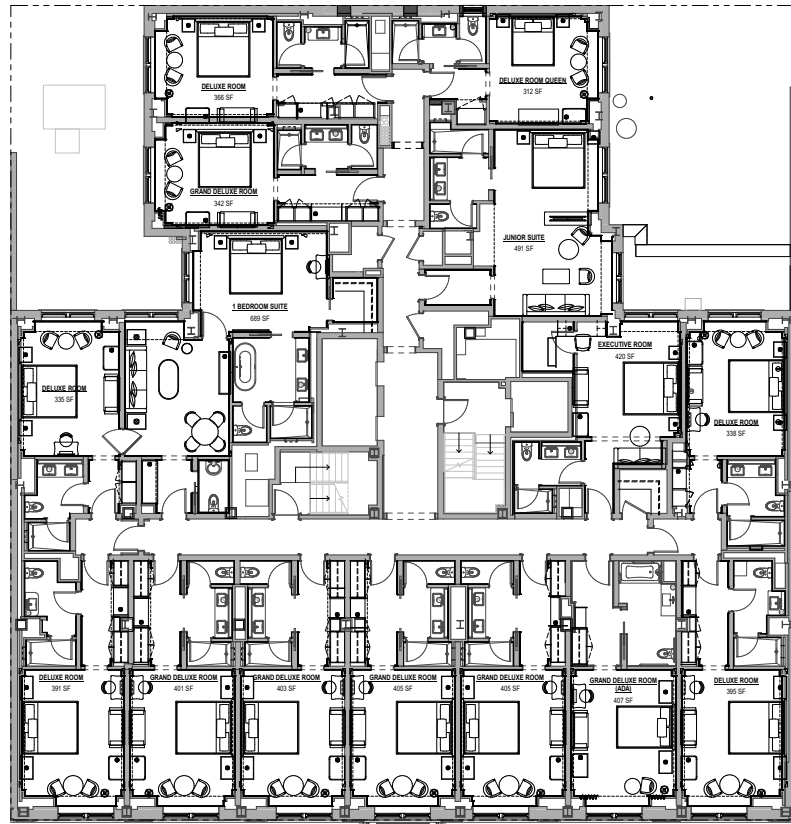
3RD FLOOR



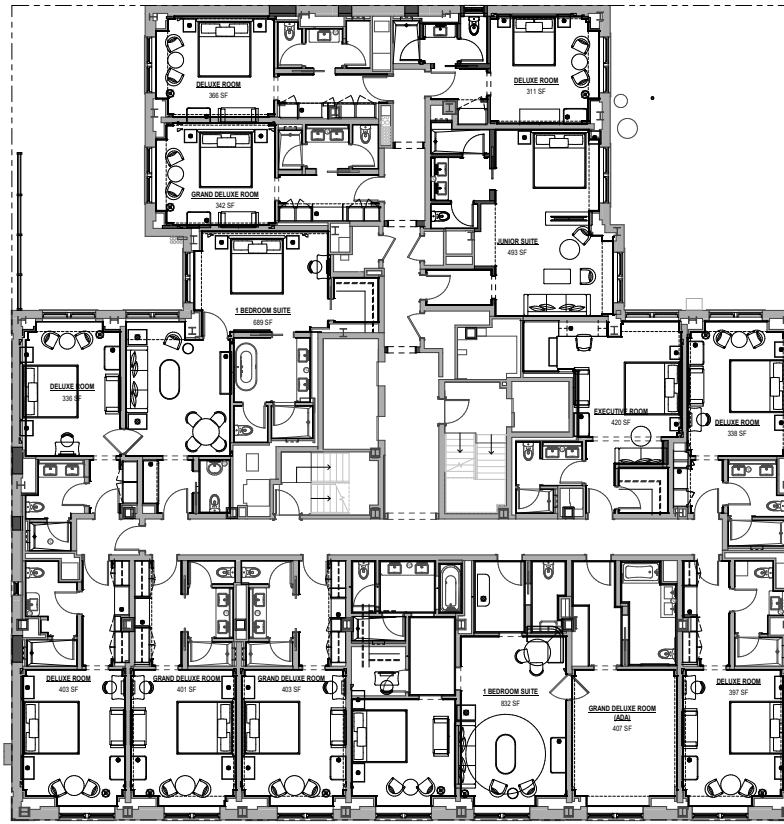
4TH FLOOR

PROPOSED FLOOR PLANS

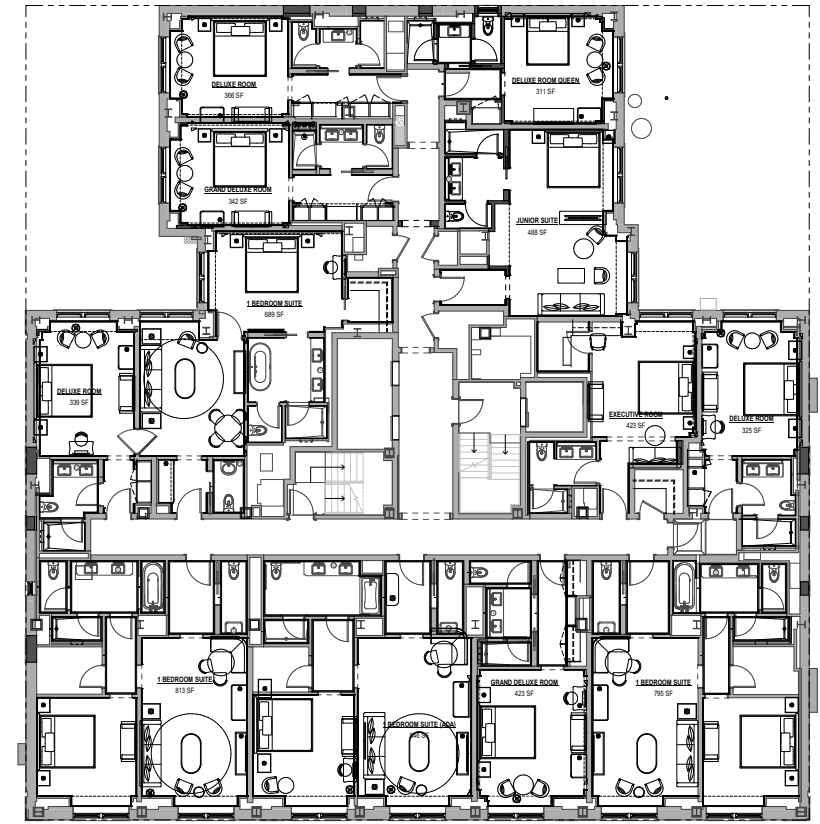




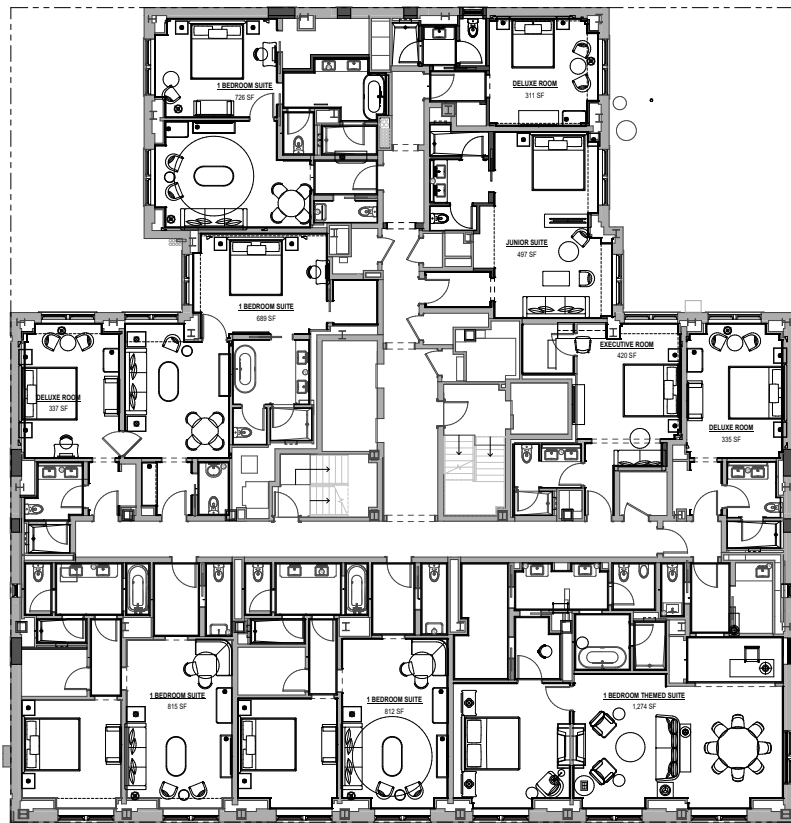
5TH FLOOR



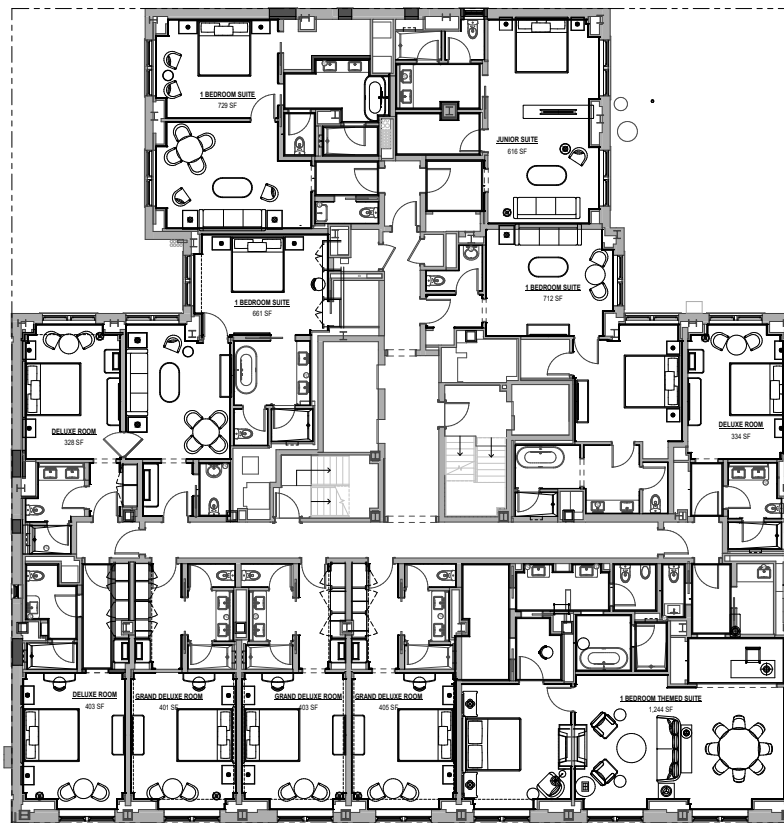
6TH FLOOR



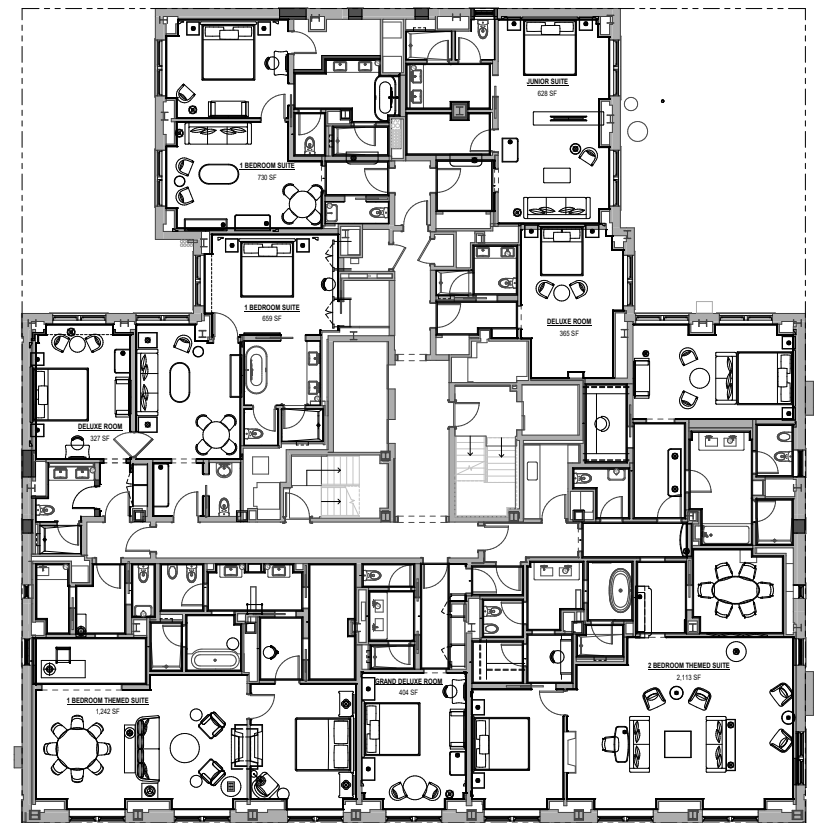
7TH FLOOR



8TH FLOOR



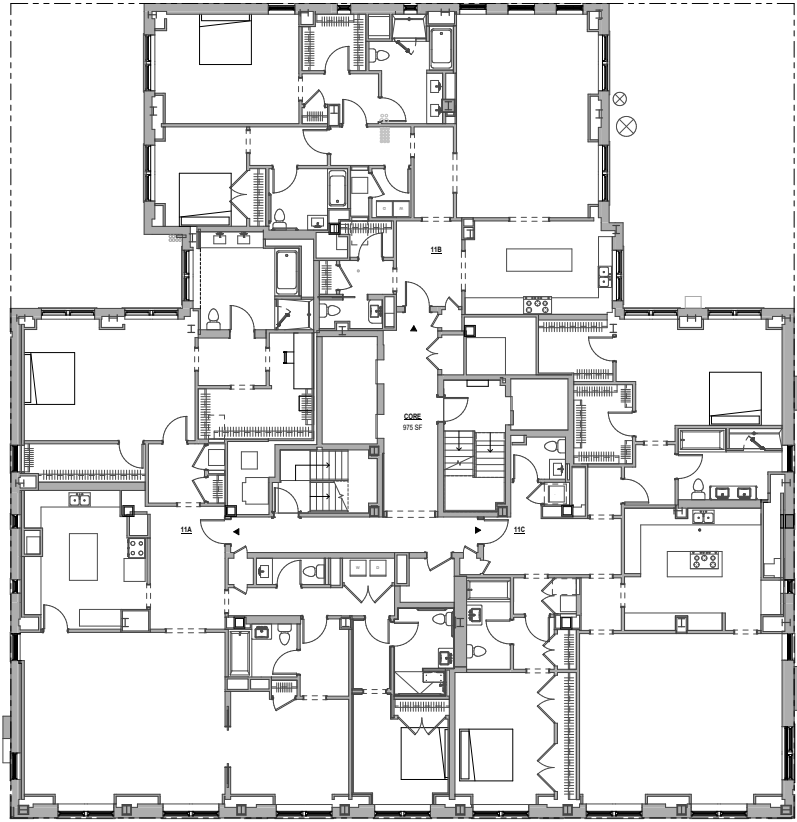
9TH FLOOR



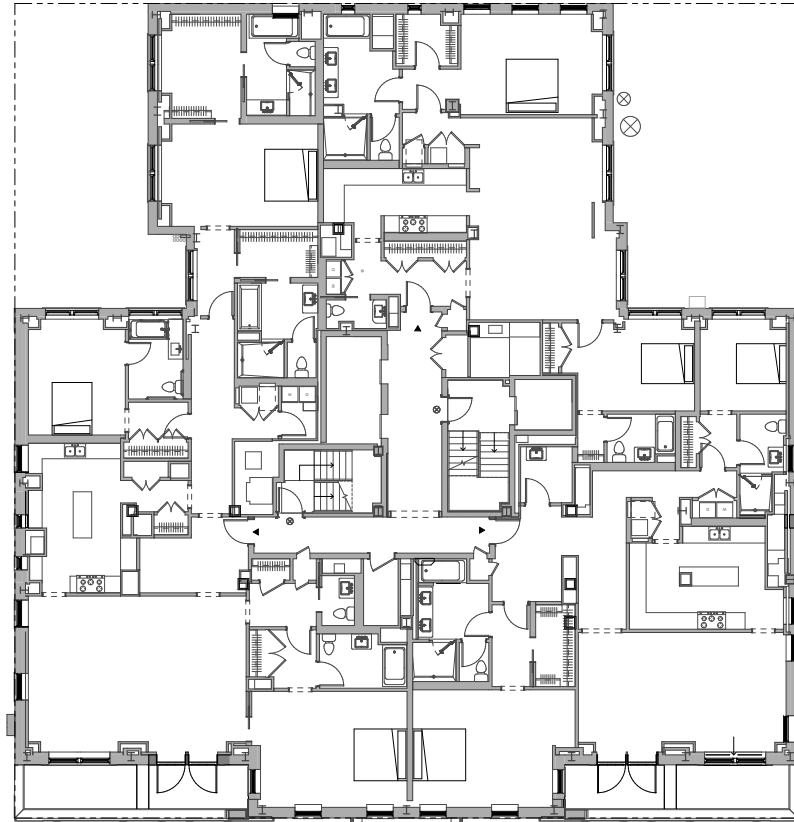
10TH FLOOR

PROPOSED FLOOR PLANS

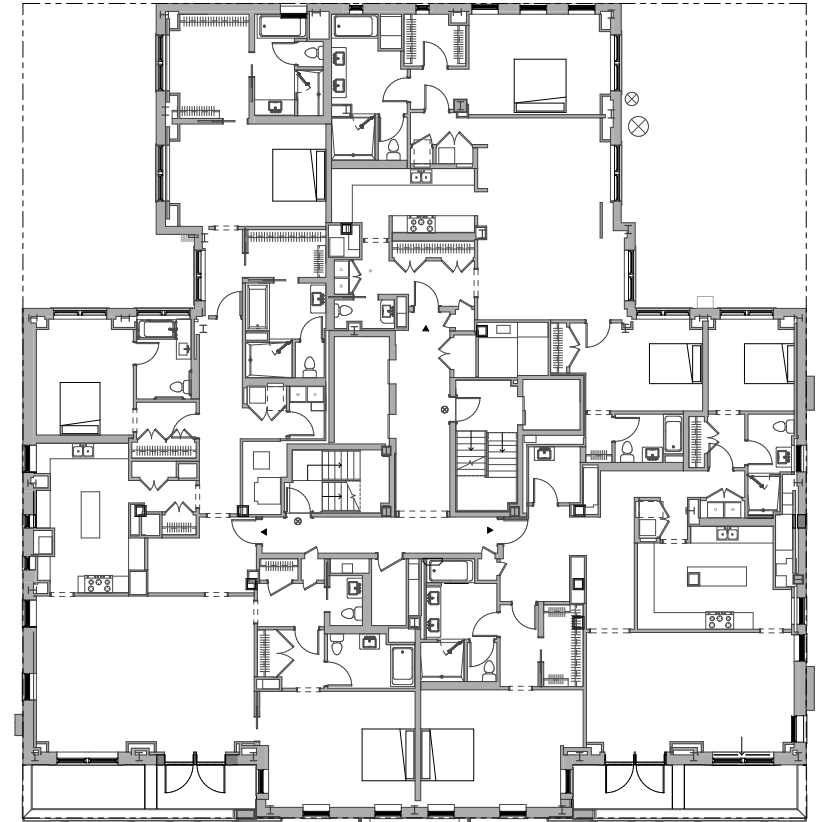




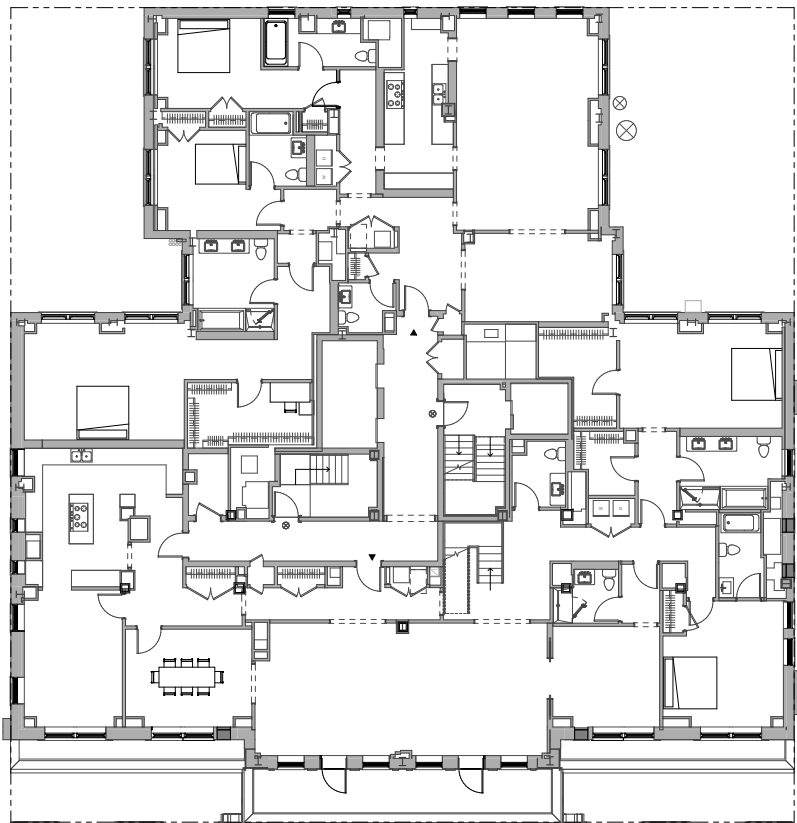
11TH-12TH FLOOR



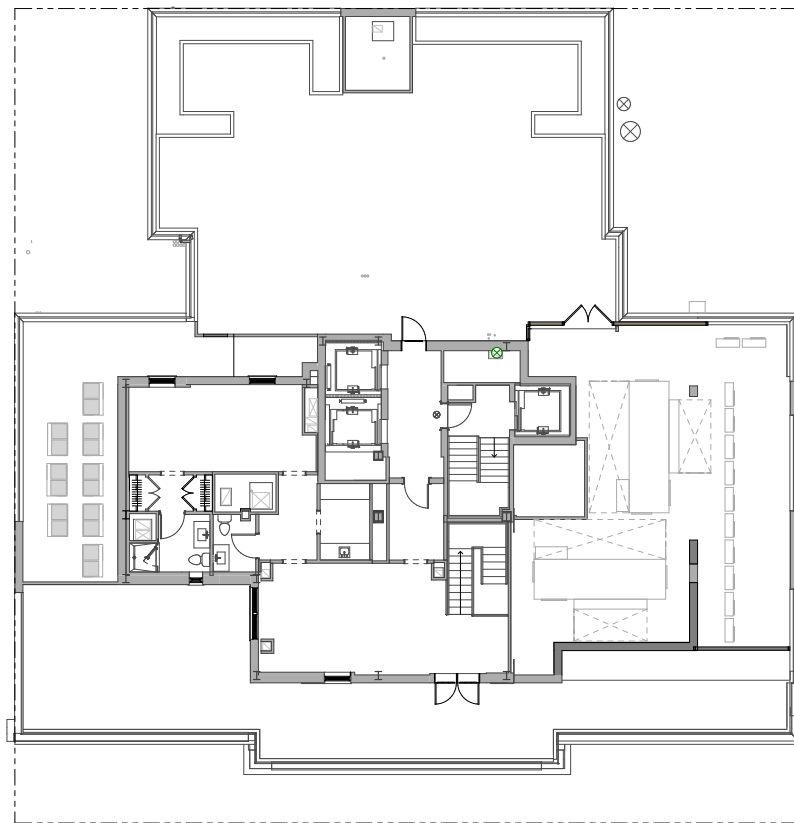
14TH (13TH CONST.) FLOOR PLAN



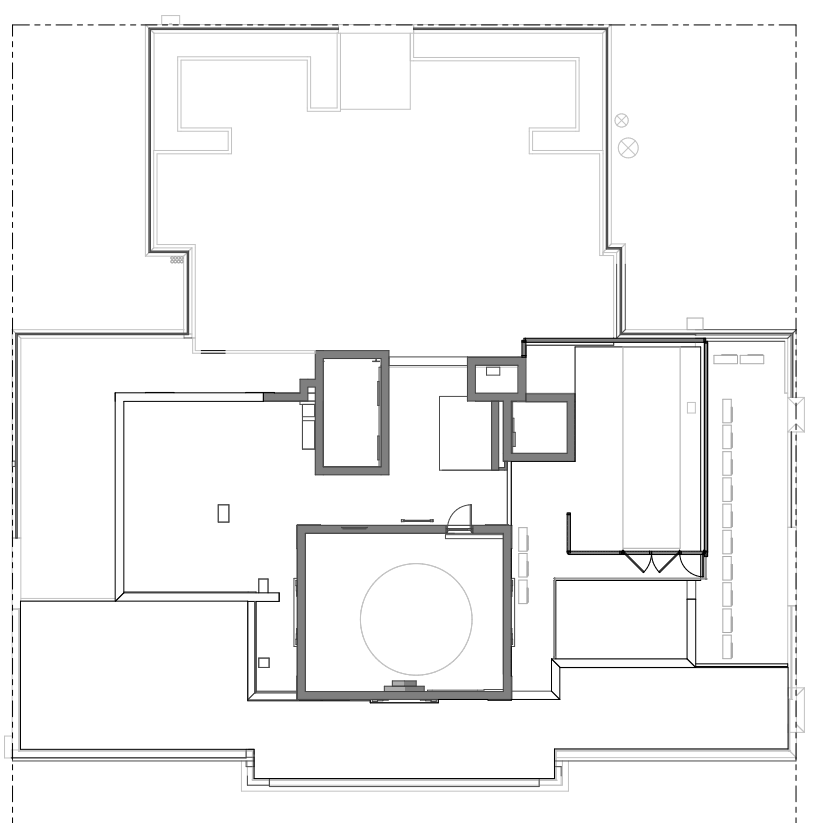
15TH (14TH CONST.) FLOOR PLAN



16TH (15TH CONST.) FLOOR PLAN



PENTHOUSE FLOOR



ROOF

PROPOSED FLOOR PLANS



January 10th, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-23-04843

20 East 76th Street – Upper East Side Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 820 9880 8731

Passcode: 256243

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.